

GAME TRAIL ASSOCIATION, INC.
RULE AND REGULATION NO. 19-02
ALLOWABLE USE AND RESTRICTIONS FOR SIGNS

PURSUANT TO the Game Trail Association Master Declaration of Covenants, Conditions, and Restrictions, and the authority granted to the Board of Directors to adopt rules for the health, safety, welfare, and aesthetic harmony of the community, the following Rule & Regulation has been adopted.

GENERAL PROVISIONS

Lot entrance signs of a style and modest size in keeping with the natural character of the property are required.

Address Signs: The residential address sign specifically recommended by the Chaffee County Fire Protection District (CCFPD) is recommended. These are reflective, green, metallic signs 18" long x 6" wide with white, reflective 3" letters. These signs are available at the CCFPD administrative office/Station 1, 499 Antero Circle, Buena Vista, 719.395.6545, or online at www.interstate911.com. Address signs should be placed at the junction of the road and driveway. Except as explicitly permitted below, no advertising signs, billboards, or other unsightly objects shall be permitted on any tract.

1. RESIDENTIAL IDENTIFICATION SIGNS: In addition to the CCFPD address sign referenced above, one additional lot entrance sign and one additional home identification sign are permitted per lot, subject to the following requirements:

- **Approval & Timing:** A home identification sign is not permitted until the home is under active construction. Architectural approval of all home identification signs (other than the standard CCFPD address sign) is required either in conjunction with new home construction plans or via a separate application to the GTA Architectural Control Committee (ACC).
- **Materials:** Materials used for the sign must be similar to or complementary with those used on the exterior of the primary residence.
- **Placement & Size:** The home identification sign must be located on the owner's property on either side of the driveway entrance. Signs cannot be suspended over the driveway.
 - Maximum total support structure height: **7 feet** above existing natural grade.
 - Maximum total support structure width: **7 feet**.
 - Maximum sign graphics/placard face: **36" x 36"**.
- **Prohibited Structures:** Separate foundations for sign supports are discouraged, and solid 7' x 7' backboards behind the sign face are strictly prohibited.
- **Illumination:** Internally or externally illuminated signs, regardless of the light source, are strictly prohibited.
- **County Permits:** Chaffee County may require permits for signs. Property owners should verify requirements with county staff at chaffeeplanning@chaffeecounty.org.

2. FOR SALE SIGNS: Any lot or home offered for sale may feature **one (1) "For Sale" sign** located on the subject lot, provided it is reasonable in size (no larger than **24" x 30"**). Directional signs or informational off-site signs are strictly prohibited on other private properties, vacant lots, Game Trail common property, or easements.

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3. **CONTRACTOR SIGNS:** No general contractor sign may be placed on any vacant lot unless a construction application has been approved by the ACC for the specific lot. Once construction is completed, the contractor shall remove their sign.
4. **SPECIAL EVENT SIGNS:** A temporary sign on a lot for a special event at a Game Trail home, such as a garage sale, shall be allowed on that lot for a maximum of two consecutive days. Game Trail Association sponsored and approved special events may utilize temporary signage on Game Trail common property, easements or private lots with owner consent. Any directional signs used for these events must be completely removed within one day of the completion of the event.
5. **POLITICAL AND OTHER SIGNS AND FLAGS:** In compliance with Colorado Revised Statutes (C.R.S. 38-33.3-106.5):
 - **Political Signs:** Homeowners may display on their property one (1) political sign per political office or ballot issue. There are no restrictions on the display time period. Political signs are limited in size to a maximum of **36" x 48"**.
 - **Flags:** The Game Trail Association will not prohibit or regulate the display of flags based on their subject matter, message, or content, except that flags and signs bearing commercial messages or advertising are strictly prohibited.
6. **FLAGPOLES:** One flagpole is allowed per lot, with a maximum height of 20 feet above natural grade. Flags affixed to the flagpole shall not exceed 24 square feet in size. A maximum of three flags can be affixed to the flagpole at the same time.

PRESIDENT'S CERTIFICATION: The undersigned, being the President of Game Trail Association, Inc., certifies that the foregoing Policy was adopted by the Board of Directors of the Association on August 12, 2026, and in witness thereof, the undersigned has subscribed their name.

Game Trail Association, Inc., a Colorado nonprofit corporation

By: _____
Its: President