

RESOLUTION / POLICY ON SIGN, BANNER AND FLAG DISPLAYS

Banbury Meadows Homeowners Association

Eagle, Idaho 83616

A. Purpose: This Resolution formalizes the policy and considerations that must be used by all Homeowners in regards to signs, banners and flags displays for Political activities/interests, Elections, Ballot Measure and other displays within the Banbury Meadows Community.

B. Location: This policy applies to all homes within Banbury Meadows, Eagle, Idaho.

C. Background:

- 1) The Banbury Meadows CC&Rs requires all flags and signs (except one "For Sale" Sign) to have prior review/approval by the Architectural Review Committee (ARC). The Banbury Meadows Homeowners Association Board of Directors (HOA Board) has determined this requirement was overly restrictive and inconsistent with Idaho State Codes 55-3210 and 55-3209. Therefore, the HOA Board has issued this Resolution allowing Homeowners who wish to display the American Flag, any official State Flag, Military Branch and Units of the United State flags, POW flags without ARC review/approval, subject to certain limitations. The HOA Board has further expanded allowed flag displays to include official flags of Indian Tribes, College/Universities/Schools, sports affiliations, and First Responders (Law Enforcement, Firefighters, Emergency Medical Services and 911 Operators).
- 2) The HOA Board strongly supports and endorses the right of Homeowners to participate in political activities/interests, elections and ballot measures. However, during NON-election periods, the HOA Board feels that the Banbury Meadows Community should be visually neutral to avoid conflicts and divisiveness to ensure neighborhood harmony. This resolution is not intended to favor or restrict any political activities/interests, elections or ballot measures.
- 3) The Banbury Meadows CC&Rs technically require any political activities/interests, elections and ballot measures or any other displayed signs and/or flags to have review/approval by the ARC. For purposes of this resolution, "sign, banner or flag" means any display, either temporarily placed, mobile (including vehicles) or fixed within a homeowner's property that is

viewable by the public, in support of or in opposition to a candidate for office, ballot measure, political activity/interest or similar action. In addition to exterior yards and driveways, display areas also include any areas of a property easily viewable by the public (ie, inside open garages, entrance foyers and windows).

- 4) As an exception to CC&Rs, and to be consistent with Idaho State Codes 55-3210 and 55-3209, the HOA Board has determined that short term displays of signs, banners and flags during periods of political elections and ballot measures shall not require ARC prior review/approval. However, the HOA Board recognizes that offensive, excessive amounts, sizes and/or extended duration of displays of political and ballot measure or other signs and flags are aesthetically undesirable and inconsistent with Banbury Meadows Community standards. To ensure Banbury Meadows remains a harmonious and desirable Community, some limitations are necessary.

D. Limitations: Political Activities, Elections, Ballot Measure displays and other signs, banners and flags.

- 1) Banbury Meadows Homeowners shall be limited to no more than one (1) sign, banner or flag display no larger than 3'x2' for each candidate for office, political activities/interests or ballot measure. Displays are limited to the sixty (60) day period immediately before a Primary or General Election Day for elections and ballot measures applicable within the Banbury Meadows Precinct and shall be removed within five (5) days following said Primary or General Election Day.
- 2) Displays may not contain profane or implied profane language, nor can they be socially, racially or religiously offensive. Signs, banners or flags shall be maintained in good condition, displays that are excessively deteriorated or faded shall be removed. No displays may be accompanied by sound, music or obtrusive lighting.
- 3) Homeowners shall be limited to no more than one (1) sign, banner or flag of Native American Tribes, College/Universities/Schools, sports affiliations, and First Responders (Law Enforcement, Firefighters, Emergency Medical Services and 911 Operators). Year round or extended display of large sports flags/signs/banners is not allowed. Affiliated sports flags/signs/banners shall only be displayed as seasonally appropriate.

- 4) Except for authorized signs, banners or flags outlined in paragraph C.1 above, during NON election or ballot measure periods, no signs, banners or flag displays that are viewable by the public are permitted.
- 5) The HOA Board may remove any display immediately and without liability if it is placed on HOA Common Property, threatens Public Health or Safety, is accompanied by sound or music, or violates an applicable law or ordinance.
- 6) Display of the American Flag is encouraged, however it shall comply with the provisions of United States Code Title 4. Displayed flags shall be in good condition and removed/replaced when torn, faded or otherwise damaged.

E. Other: Permanently Mounted Flagpoles and Posts.

- 1) Consistent with Banbury Meadows CC&Rs, any permanently mounted flagpole or post for flags, banners or signs still requires prior review/approval of the ARC. Homeowners must submit an ARC Application (at least 30 days prior to the date work is to commence) to the Association's management company (Alliance Management Partners Inc) requesting approval for any proposed display holder. Applications can be found on the HOA website <http://www.banburymeadows.org>.
- 2) Permanently mounted flagpoles or posts shall be no more than twenty (20) feet in height and subject to applicable zoning ordinances, easements, and setbacks of record; or must be attached to a portion of a residential structure owned by the Homeowner. Any flagpole attached to a residential home or a freestanding flag pole or post shall be constructed of permanent, long-lasting materials with an appropriate finish and materials harmonious to the dwelling.

This Resolution was reviewed and approved by The Banbury Meadows Board of Directors on September 8, 2025 and is effective immediately. This supersedes the April 10th, 2025 revision.



Chuck Page
President

John Boyd
Secretary

cc: Alliance Management Partners