

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 sign, banner and flag displays for Political Activities/Interests, Special Interests, Elections, Ballot Measure and other displays.

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

C. Background:

- 1) The Banbury Meadows CC&Rs requires all signs, banners and flags displays (except one (1) "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 is 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 Election or Ballot measure signs/banners/flags, American Flag, any official State Flag, Military Branch and Units of the United State flags, and POW flags without ARC review/approval, subject to certain limitations. The HOA Board has further expanded such allowed displays to include official flags/banners/signs of Native American Tribes, Homeowner's national origin, sports affiliations, College/Universities/Schools, First Responders (Law Enforcement, Firefighters, Emergency Medical Services and 911 Operators) and Special Interests, subject to certain limitations.
- 2) The HOA Board strongly supports and endorses the right of Homeowners to participate in political activities/interests, special interests, elections and ballot measures. However, during NON-election periods, the HOA Board feels that the community sign/banner/flag displays should be as politically and socially neutral as possible to avoid conflicts and divisiveness to ensure neighborhood harmony. This resolution is not intended to favor or restrict any specific political party, political activities/interests, special interests, elections or ballot measures.
- 3) The Banbury Meadows CC&Rs require any political activities/interests, elections and ballot measures or any other signs/banners/flags displays to have review/approval by the ARC. For purposes of this resolution, "sign, banner or flag" means any display 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 activities/interests, special interests or similar action. "Special interests" are any political or social activities aimed to support or influence local, state or federal government; gun and speech rights; seniors, sexual orientation, racial equality, civil liberties/rights; environment or business activities. In addition to exterior yards/driveways, display restrictions include any property areas easily viewable by the public (ie, inside open garages, entrance foyers, 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/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 activity/interests, special interest, election and ballot measure or other signs/banners/flags are aesthetically undesirable, may be divisive, and are inconsistent with Banbury Meadows Community neighborly standards.

D. Limitations: To ensure Banbury Meadows remains a harmonious and desirable Community, the following sign, banner and flag limitations are deemed necessary:

- 1) During election periods, Banbury Meadows Homeowners shall be limited to no more than one (1) sign no larger than 2'x3' or a banner/flag display no larger than the common 3'x5' flag size 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 Ballot measures election and ninety (90) days before a November General Election Day applicable within the Banbury Meadows Precinct and shall be removed within five (5) days following said Primary or General Election Day.
- 2) During non-election periods, Banbury Meadows Homeowners are further limited to no more than one (1) sign or banner no larger than 2'x3' or a flag no larger than 3'x5' for display of special interests (as defined in paragraph C.3) for a period of up to thirty (30) days without HOA Board approval. After thirty (30) days, the homeowner is NOT allowed to display any special interest sign/banner/flag for the next thirty (30) days, with the exception of qualifying election or ballot measures displays described in paragraph D.1. Homeowners may re-display without HOA approval, special interest displays after a thirty (30) day break, subject to the restrictions described herein.
- 3) Homeowners shall be limited to no more than one (1) sign, banner or flag of Native American Tribes, national origin of homeowner, College/Universities and Schools, sports affiliations, and First Responders. Year round or extended

display of large sports signs/banners/flags is not allowed. Affiliated sports signs/banners/flags shall only be displayed as seasonally appropriate.

- 4) Displays may not contain derogatory, profane or implied profane language, nor can they be socially, racially, religiously or sexually 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.
- 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 US Code Title 4. Displayed flags shall be in good condition, no larger than 3'x5', and removed/replaced when torn, faded or otherwise damaged.

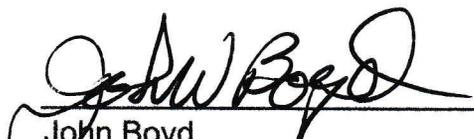
E. Other: Permanently Mounted Flagpoles and Posts.

- 1) Consistent with Banbury Meadows CC&Rs, any permanently mounted flagpole or post for signs, banners or flags 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 January 12, 2026 and is effective immediately. This supersedes the September 8, 2025 revision.



Chuck Page
President



John Boyd
Secretary

cc: Alliance Management Partners