

Poudre Overlook Homeowners Association of Fort Collins
Small Sales Event Policy

The following policy regarding small sales was adopted by the Board of Directors of the Poudre Overlook Homeowners Association of Fort Collins.

Effective Date: _____.

Policy Purpose

To clarify the restrictions on homeowners conducting small sales events on their lot.

This Policy shall replace and supersede all previous policies, rules, and regulations regarding the subject matter of this Policy.

I. Definitions

1. Advertise shall mean a notice or announcement in any medium or form which promotes a product, service, or event, or publicizes a job vacancy, or any person or thing regarded as a means of recommending something.
2. Board shall mean and refer to the Board of Directors of the Poudre Overlook Homeowners Association of Fort Collins (“Association”).
3. Common Elements shall mean and refer to any real estate or real property interest within the Common Interest Community owned by the Association.
4. Dwelling shall mean the residence or house, including the basement and attached garage, located on the lot.
5. Home Occupation shall mean business use conducted as an incidental and accessory use in the homeowner’s dwelling unit, including office work, the making of art or crafts and the providing of personal or professional services. Such business use does not include the assembly, cultivating, manufacturing, or otherwise producing any product of an industrial or commercial nature. **Home occupations exclude small sales events.**
6. Multi-neighbor Yard Sale shall mean a yard sale comprising more than one (1) homeowner within Poudre Overlook Homeowners Association of Fort Collins neighborhood held on a single lot.
7. Small Sales Event shall mean a stand operated by resident minor child/children, such as lemonade stand, or a yard sale. Small sales events exclude home occupations.
8. Sign shall mean a notice that is publicly displayed giving information or instructions in a written or symbolic form.
9. Small Sales Event Sign shall mean a sign associated with a small sales event.
10. Yard Sale shall mean an informal sale of used goods that have been owned or used by the

dwelling owner and/or immediate family residing in the dwelling. Goods cannot be acquired or consigned for resale purposes. In the case of a multi-neighbor yard sale, the host must meet all conditions of a yard sale where the neighbors must meet the condition of the sale of used goods that have been owned or used by the person. Under no circumstances shall the items sold at a yard sale include any product that is cultivated, manufactured, assembled or otherwise produced with the intent to be sold at a yard sale. Yard sale shall include all sales entitled garage sale, lawn sale, attic sale, moving sale, rummage sale, estate sale and like sales.

11. Weekend – the period of Friday through the immediate following Sunday.

II. Frequency of Yard Sales

1. Yard sales at any one lot is limited to two weekends per year, between the hours of 8 AM and 4 PM, with a minimum of four (4) months between weekends.

II Small Sales Events Signs

1. Small sales event signs are temporary and shall be displayed only during the day of the small sales event.
 - a. Yard sale signs, which cannot be larger than 18" X 18", must contain the time, date(s), and address of the event.
2. Any other signage including but not limited to wind driven signs and inflatable temporary signs, V-type configurations, illumination, or signs with digital components or a changeable message component or mechanism, are prohibited.
3. All small sales event signs must be placed on private property and only with the express permission of the property owner(s). Request for permission for sign placement on Association common elements must use the attached request form submitted to the Secretary of the Association and sign placed only after approval is received from the Association.
4. Signs must not interfere with pedestrian or automobile traffic.
5. Signs must be free standing and cannot be staked into the ground or attached to trees or fences, on any post or pole including utility pole or traffic sign pole, utility boxes, in any public right-of-way including all medians as part of the street, on any street or sidewalk, on any car, truck, trailer or other personal vehicle as a means of advertising or directing the public. Signs must not be a public danger or nuisance during high winds or inclement weather.
6. Only a single sign per street frontage is allowed.
7. Signs shall be a minimum of five feet behind all property lines.
8. Signs not in compliance with this policy may be removed without notice.

III Location of Small Sales Events

1. Small sales events must be confined to a homeowner’s lot.
2. Small sales events must not be held on the Association’s common elements without prior approval of the Board.
3. Yard sale items shall be stored in an enclosed structure by 6 P.M. each day.
4. Yard sale items cannot be placed on the sidewalks fronting the Lot.

In the event that a court of competent jurisdiction finds any portion of this policy void or otherwise unenforceable, the other provisions shall remain in full force and effect.

The undersigned hereby certifies that the foregoing resolution was adopted and made a part of the minutes of the meeting of the Board of Directors of the Association conducted on the _____ day of _____, 20____.

Poudre Overlook Homeowners Association of Fort Collins

By: _____

(Print Name)

(Print Title)

**Permission Request Form to Post Small Sales Event Sign on
Poudre Overlook HOA Common Elements**

I/we, _____, will be holding a small sales event on my/our property located at _____ during the date(s) of _____, 20__.

I/we request permission to post a temporary sign within HOA common elements as follows (please describe where you wish to place the sign):

By signing below, I understand that, if granted permission, I am allowed to display the sign only on the day(s) of the event and it must be removed immediately upon termination of the event.

Signature Date

Mail to: Poudre Overlook HOA, PO Box 101, Laporte, CO 82050 or email to: atftcpoudreoverlook@gmail.com

Permission Granted_____ Permission Denied_____

Signature Date