

1 **SECTION 1.** 38-33.3-103, Colorado Revised Statutes, is
2 amended BY THE ADDITION OF A NEW SUBSECTION to read:

3 **38-33.3-103. Definitions.** As used in the declaration and bylaws
4 of an association, unless specifically provided otherwise or unless the
5 context otherwise requires, and in this article:

6 (21.5) "PHASED COMMUNITY" MEANS A COMMON INTEREST
7 COMMUNITY IN WHICH THE DECLARANT RETAINS DEVELOPMENT RIGHTS.

8 **SECTION 2.** 38-33.3-106.5 (1) (a), (1) (b), (1) (c), the
9 introductory portion to 38-33.3-106.5 (1) (d), and 38-33.3-106.5 (1) (d)
10 (II), (1) (d) (IV), and (1) (f), Colorado Revised Statutes, are amended, and
11 the said 38-33.3-106.5 is further amended BY THE ADDITION OF A
12 NEW SUBSECTION, to read:

13 **38-33.3-106.5. Prohibitions contrary to public policy -**
14 **patriotic and political expression - emergency vehicles - fire**
15 **prevention - definitions.** (1) Notwithstanding any provision in the
16 declaration, bylaws, or rules and regulations of the association to the
17 contrary, an association shall not prohibit any of the following:

18 (a) The display of the American flag by a unit owner on that A
19 unit owner's property, in a window of the unit, owner's residence, or on
20 a balcony adjoining the unit owner's property if the American flag is
21 displayed in a manner consistent with the federal flag code, P.L. 94-344;
22 90 stat. 810; 4 U.S.C. SECS. 4 to 10. The association may adopt
23 reasonable rules regarding the placement and manner of display of the
24 American flag. The association rules may regulate the location and size
25 of flags and flagpoles, but shall not prohibit the installation of a flag or
26 flagpole.

27 (b) The display by a unit owner of a service flag bearing a star