

SPRING BRANCH OAKS CIVIC ASSOCIATION  
GUIDELINES FOR DISPLAY OF FLAGS

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STATE OF TEXAS  
COUNTY OF HARRIS

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KNOW ALL PERSONS BY THESE PRESENTS:

The SPRING BRANCH OAKS CIVIC ASSOCIATION ("Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the various sections of the community (referred to collectively as "Declarations"); and

Chapter 202 of the Texas Property Code was amended effective June 17, 2011, to add Section 202.011 ("Section 202.011") regarding the display of flags; and

The Board of Directors of the Association ("Board") has determined that in connection with maintaining the aesthetics and architectural harmony of the community, and to provide clear and definitive guidance regarding the display of flags therein, it is appropriate for the Association to adopt guidelines regarding the display of flags.

The Board has duly adopted the following *Guidelines for Display of Flags* within the community.

**Permitted Flags:**

1. These Guidelines apply to the display of "Permitted Flags". Permitted Flags are as follows:
  - 1.1. the flag of the United States; and
  - 1.2. the flag of the State of Texas; and
  - 1.3. the official flag of any branch of the United States armed forces.
2. Permitted Flags must be displayed in a respectful manner in accordance with the current relevant federal, state or military code.
3. Only the permitted flags listed above are allowed to be flown. These Guidelines do not apply and do not allow any flags other than the Permitted Flags listed in Section 1 above including, but not limited to:
  - 3.1. flags for schools, sports teams, businesses or foreign countries; or
  - 3.2. flags with marketing, seasonal, historical, commemorative, nautical, political or religious themes; or
  - 3.3. historical versions of flags permitted in section 1 above.

**Advance Written Approval:**

4. Permitted Flags may be displayed subject to these guidelines. Advance written approval of the Deed Restrictions Oversight Committee is required for any free-standing flagpole and any additional illumination associated with the display of Permitted Flags.

**Flag and Flag Pole Rules and Maintenance Requirements:**

5. Only one flag pole is allowed per property. Flagpoles must be constructed of permanent, long-lasting materials with an appropriate finish that is harmonious with the dwelling.
6. Flagpoles must not generate unreasonable noise levels which would disturb the quiet enjoyment of other residents. Each flagpole owner should take steps to reduce noise levels by using vinyl or plastic snap hooks, installing snap hook covers or securing a loose halyard (rope) around the flagpole with a flagpole clasp.
7. Flagpoles are allowed solely for the purpose of displaying Permitted Flags. If a flagpole is no longer used on a daily basis, it must be removed.
8. All flags and flagpoles must be maintained in good condition. Deteriorated flags must be removed and promptly replaced. Deteriorated or structurally unsafe flagpoles must be promptly repaired, replaced or removed.
9. Permitted Flags shall be no larger than three foot (3') by five foot (5') in size.

**Flag Pole Location:**

10. Permitted Flags must be displayed from a pole attached to a structure or to a free-standing pole. Permitted Flags may not be draped over or directly attached to structures. For example, a Permitted Flag may not be laid across a fence or stapled to a garage door.
11. Only one Permitted Flag may be displayed on a flagpole attached to a structure. The flag pole must be mounted to the fascia on front or near the front of the home using appropriate flag mounting hardware. One attached flagpole is allowed on any portion of a structure facing a street. The flagpole must be attached in such a manner as to not damage the structure. The flag and or flag pole may not extend into common areas.
12. A flagpole attached to a structure may be up to six feet (6') long and must be securely attached with a bracket with an angle of 30 to 45 degrees down from vertical. Brackets which accommodate multiple flagpoles are not allowed.
13. Free-standing flagpoles may not be taller than twenty feet (20') in height including any ornamental caps. Free-standing flagpoles must be permanently installed in the ground according to manufacturer's instructions. Except as outlined below, one free-standing flagpole is allowed in the portion of the owner's property between the main residential dwelling and any street or one free-standing flagpole is allowed in the backyard portion of a property.
14. **Free-standing flagpoles may not be installed in any location described below:**
  - 14.1. in any location other than the Owner's property; or
  - 14.2. within a ground utility easement or encroaching into an aerial easement;  
or
  - 14.3. in any location owned or maintained by Spring Branch Oaks Civic Association; or
  - 14.4. in any location owned in common by members of the Association;

- 14.5. beyond the side or rear setback lines (for example, on a lot with a 10' side setback line, a flagpole may not be installed closer than 10' from the side property line); or
  - 14.6. beyond half the distance of the front setback line (for example, on a lot with a 30' front setback line, a flagpole may not be installed closer than 15' from the front property line); or
  - 14.7. closer to a dwelling on an adjacent lot than the height of the flagpole (for example, a 20' flagpole cannot be installed closer than 20' from an adjacent house).
15. Lighting may be installed to illuminate Permitted Flags if they will be displayed at night and if existing ambient lighting does not provide proper illumination. Flag lighting must:
- 15.1. be installed in an area in accordance with paragraph 15 above;
  - 15.2. be ground mounted in the vicinity of the flag; and
  - 15.3. utilize a fixture that screens the bulb and directs light in the intended direction with minimal spillover; and
  - 15.4. point towards the flag and face the main structure on the property or to the center of the property if there is no structure; and
  - 15.5. provide illumination not to exceed the equivalent of a 60 watt incandescent bulb.

The guidelines are effective upon recordation in the Public Records of Harris County, and supersede any guidelines for display of flags which may have previously been in effect. Except as affected by Section 202.007(d) and/or by these guidelines, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.

Approved and adopted by the Board on this 19<sup>th</sup> day of June 2012.

  
Secretary Linda Cover  
for SPRING BRANCH OAKS CIVIC ASSOCIATION

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9378 Livernois  
Houston TX 77080

STATE OF TEXAS

COUNTY OF HARRIS

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Before me, the undersigned authority, on this day personally appeared Linda Cover, Secretary of SPRING BRANCH OAKS CIVIC ASSOCIATION, a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 23<sup>rd</sup> day of June, 2012.

Leslie Brackett  
Notary Public, State of Texas

[Notarial Seal]

Leslie J. Brackett  
Printed Name

My commission expires: 8/25/2013



2012 JUL 10 PM 4:23  
Stan Stewart  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS VOID AND UNENFORCEABLE UNDER FEDERAL LAW.  
THE STATE OF TEXAS  
COUNTY OF HARRIS  
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me, and was duly RECORDED, in the Official Public Records of Real Property of Harris County, Texas.

JUL 10 2012



Stan Stewart  
COUNTY CLERK  
HARRIS COUNTY, TEXAS