

Wimbledon on the Creek Homeowners Association, Inc.  
FLAG DISPLAY AND ROOFING MATERIALS POLICY

WHEREAS, pursuant to Sections 202.011A and 202.011B Of the Texas Property Code, the Board of Directors (the "Board") of Wimbledon on the Creek Homeowners Association, Inc. (the "Association") may adopt reasonable guidelines regarding flag displays and certain roofing materials.

NOW, THEREFORE, IT IS RESOLVED, in order to comply with the requirements set forth in Sections 201.011 (A) and 202.011(B) of the Texas Property Code, that the following guidelines and procedures are established for the installation of flags and flag pole displays, and regarding certain roofing materials, and the same are to be known as the "Flag Display and Roofing Materials Policy" of the Association (hereinafter the "Policy").

1. PURPOSE: The purpose of the Policy is to comply with the provisions of Texas Property Code Section 202.011, enacted by the 82nd Texas legislature, effective January 1, 2012.

2. TERMS OF FLAG DISPLAY POLICY:

- a. All flagpole installations must receive prior written approval from the Architectural Control Committee.
- b. The only flags that may be displayed are:
  - (i) the flag of the United States of America
  - (ii) the flag of the State of Texas;
  - (iii) an official or replica flag of any branch of the United States armed forces, and
  - (iv) one MIA/POW flag, and
  - (v) one small if kept in good condition.

flag, pennant, banner or similar types of displays are permitted on a Lot visible from the street or Common Property; no larger than 20 inches by 24 inches.

- c. The flag of the United States must be displayed in accordance with U.S.C. Sections 5-10.
- d. The flag of the State of Texas must be displayed in accordance with Chapter 3100 of the Texas Government Code.

e. Any freestanding flagpole, or flagpole attached to a dwelling, shall be constructed of permanent long-lasting materials. The materials used for the flagpole shall be harmonious with the dwelling and have a finish appropriate to the materials used in the construction of *the* flagpole. The material used for the flagpole shall have a silver finish with a silver or gold ball or an Eagle ornament at the top. The diameter of the flagpole may not exceed 3.75 inches.

f. The display of a flag, or the location and construction of the supporting flagpole, shall comply with applicable zoning ordinances, easements, and setbacks of record.

g. A displayed flag, and the flagpole on which it is flown, shall be maintained in good condition at all times. Any flag that is deteriorated must be replaced or removed. Any flagpole that is structurally unsafe or deteriorated shall be repaired, replaced, or removed.

h. Only one flagpole will be allowed per lot. A flagpole can either be securely attached to the face of the dwelling (no other structure) or be a freestanding flagpole. A flagpole attached to the dwelling may not exceed six (6) feet in length. A freestanding flagpole may not exceed 20 feet in height. Any freestanding flagpole must be located in either the front yard or backyard of a Lot, and there must be a distance of at least 5 feet between the flagpole and the property line.

i. Any flag flown or displayed on a freestanding flagpole may be no smaller than 3' x 5' and no larger than 5' x 8'.

j. Any flag flown or displayed on a flagpole attached to the dwelling may be no larger than 3' x 5'.

k. Any freestanding flagpole must be equipped to minimize halyard noise.

The preferred method is through the use of an internal halyard system.

Alternatively, swivel snap hooks must be covered or "Quiet Halyard" flag snaps installed. Neighbor complaints of noisy halyards are the basis to have a flag removed until the owner resolves the noise complaint.

l. The illumination of a flag is allowed so long as it does not create a disturbance to other residents in the community. Solar powered, pole mounted light fixtures are preferred as opposed to ground mounted light fixtures. An owner must certify compliance with all municipal requirements for electrical ground mounted installations. Flag illumination may not shine into another dwelling. Neighbor complaints regarding flag illumination are the basis to prohibit further illumination until the owner resolves the complaint.

- m. Flagpoles shall not be installed in Common Property or property maintained by the Association

3. TERMS OF ROOFING MATERIALS POLICY: Shingles that are designed primarily to

- (i) resist wind and hail.
- (ii) provide heating/cooling efficiency greater than ordinary composite shingles. or
- (ii) generate solar energy,

may be installed with prior written approval of the Acc so long as the shingles aesthetically resemble approved shingles within the Association, are more durable or of better quality than "normal" shingles allowed within the subdivision, and aesthetically match the owner's and surrounding properties.

IT IS FURTHER RESOLVED that this flag Display and Roofing Materials Policy is effective on June 1, 2014, to remain in force and effect until revoked, modified or amended.

This is to certify that the foregoing resolution was adopted by the Board of Director's at a meeting of the Board on 6/24/2014 and has not been modified, rescinded or revoked.

  
President

July 14, 2014  
Date

State of Texas  
County of Tarrant

This instrument was acknowledged before me  
on July 14, 2014 by Linda Stapleton  
Notary Public's Signature  
My commission expires Nov. 2, 2016

