

**WHITE OAK FOREST PROPERTY OWNERS ASSOCIATION
GUIDELINES FOR DISPLAY OF FLAGS**

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS the White Oak Forest Property Owners 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

WHEREAS chapter 202 of the Texas Property Code was amended effective June 17, 2011, to add Section 202.011 ("Section 202.011") thereto regarding the Display of Flags; and

WHEREAS, the Board of Directors ("Board") of the Association 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.

NOW, THEREFORE, the Board has duly adopted the following *Guidelines for Display of Flags* within the community.

1. These Guidelines apply to the display of ("Permitted Flags"):
 - 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. These Guidelines do not apply to any flags other than the Permitted Flags listed in section 1 above including, but not limited to:
 - 2.1. Flags for schools, sports teams, businesses, or foreign countries; or
 - 2.2. Flags with marketing, seasonal, historical, commemorative, nautical, political, or religious themes; or
 - 2.3. Historical versions of the flags permitted in section 1 above.
3. Permitted Flags may be displayed subject to these guidelines.
4. Permitted Flags must be displayed in a respectful manner in accordance with the current relevant federal, state, or military code.
5. 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.
6. Permitted Flags may be up to three feet (3') by five feet (5') in size.

WHITE OAK FOREST PROPERTY OWNERS ASSOCIATION

Guidelines for Display of Flags

Page 2 of 4

7. Only two Permitted Flags may be displayed on each flagpole attached to a structure. Up to two Permitted Flags may be displayed on an approved free-standing flagpole that is at least fourteen feet (14') tall and up to twenty feet (30') tall.
8. Flagpoles must be constructed of permanent, long-lasting materials with an appropriate finish that is harmonious with the dwelling.
9. Free-standing flagpoles may be up to twenty feet (30') tall, including any ornamental caps. Free-standing flagpoles must be permanently installed in the ground according to manufacturer's instructions. One free-standing flagpole is allowed in the portion of the property between the main residential structure and any street and one free-standing flagpole is allowed in the rear or backyard portion of a property.
10. Free-standing flagpoles may not be installed in any location described below:
 - 10.1. In any location other than the Owner's property; or
 - 10.2. Within a ground utility easement or encroaching into an aerial easement; or
 - 10.3. 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).
11. Lighting may be installed to illuminate Permitted Flags if they are going to be displayed at night and if existing ambient lighting does not provide proper illumination. Flag lighting must:
 - 11.1. Be ground mounted in the vicinity of the flag; and
 - 11.2. Utilize a fixture that screens the bulb and directs light in the intended direction with minimal spillover; and
 - 11.3. Points towards the flag and faces the main structure on the property or to the center of the property if there is no structure; and
12. 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.
13. Flagpoles are allowed solely for the purpose of displaying Permitted Flags.
14. All flags and flagpoles must be maintained in good condition. Deteriorated flags must be removed. Deteriorated or structurally unsafe flagpoles must be promptly repaired, replaced or removed.


The Guidelines are effective upon recordation in the Public Records of Montgomery County, and supersedes 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.

WHITE OAK FOREST PROPERTY OWNERS ASSOCIATION

Guidelines for Display of Flags

Page 3 of 4

Approved and adopted by the Board on this 16 day of September, 2013.



HAROLD JOHNSON
President of White Oak Forest Property
Owners Association

WHITE OAK FOREST PROPERTY OWNERS ASSOCIATION


Guidelines for Display of Flags

Page 4 of 4

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COUNTY OF MONTGOMERY §

Before me, the undersigned authority, on this day personally appeared Harold Johnson President of White Oak Forest Property Owners 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 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 19th day of September, 2013.


Notary Public, State of Texas

[Notary Seal]



Jennifer Dye
Printed Name

My commission expires: 1-07-2015

After recording
return to:
WOFPOA
P.O. Box 1294
Porter, TX 77365

FILED FOR RECORD

09/23/2013 11:39AM

Mark Tumball

COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF MONTGOMERY

I hereby certify this instrument was filed in file number
sequence on the date and at the time stamped herein
by me and was duly RECORDED in the Official Public
Records of Montgomery County, Texas.

09/23/2013



Mark Tumball

County Clerk
Montgomery County, Texas