

KPHOA Architectural & Covenant Enforcement Guidelines Addendum – Flagpole Installation and Use Requirements

Purpose:

To establish clear standards for the installation and display of residential flagpoles within Kelly Plantation HOA to ensure consistency, safety, and compliance with U.S. Flag Code while preserving the aesthetic harmony of the community.

Requirements

1. Approval Process

- No flagpole may be installed without prior approval from the Architectural Review Committee (ARC).
- Applications must include:
 - A diagram showing the proposed location in relation to the house and property lines.
 - Dimensions and material specifications of the flagpole.
 - Photos or catalog cuts of the pole and illumination system.
 - Details of professional installation (recommended).
- Homeowner must contact 811 (Call Before You Dig) prior to installation

2. Flagpole Specifications

- Flagpoles must be between **15 feet and 20 feet tall**
- Flagpoles must be **Stationary**; no telescoping or other styles are permitted.
- Flagpoles must be made of **Aluminum, Fiberglass, or Steel**.
- Flagpoles must be finished in **satín aluminum, solid black** or **solid white**
- A maximum of 1 flagpole per residence is permitted.
- Flagpoles must be installed in the front yard, or in a side yard only if clearly visible from the street and approved by ARC.
- Minimum distance from property lines: **20 feet**
- Minimum distance from the house foundation: **10 feet**
- Must not interfere with sidewalks, driveways, utilities, trees, or other structures
- Installation Specifications:
 - Concrete footing must extend a minimum of 30 inches below grade, with 8 inches of pea gravel beneath the sleeve for drainage. The top of the

concrete footing shall be finished approximately 2 inches below the lawn surface

- Flagpoles must be rated to withstand wind speeds of at least 115 mph, in accordance with 2018 IRC/ASCE-7 wind load design standards as adopted by Madison County.
- Flagpole must be level and structurally secure
- ARC reserves the right to inspect after installation and request modifications

3. Flag and Display Specifications

- The U.S. Flag is approved as well as the Alabama State Flag, Military Flags, or POW/MIA flags **if flown beneath the U.S. flag** and subject to the same size restriction.
- No other flags, decorative attachments, or additional items (wind socks, banners, holiday décor, etc.) may be affixed to the flagpole.
- Only **3 ft x 5 ft** flags are permitted, as stipulated in HOA covenants.
- The U.S. Flag must be flown in compliance with the **U.S. Flag Code**.
 - Half-mast orders issued by U.S. leadership must be followed.
 - Flag must be raised and lowered in a respectful manner.
 - If displayed overnight, the flag must be properly illuminated.
 - Acceptable options include:
 - Pole-mounted solar light.
 - Ground spotlight (shielded to prevent glare to neighbors).
 - Home-mounted spotlight directed only at the flag.
 - Illumination must be functional at all times when the flag is flown overnight.
 - All illumination must be directed only at the flag and shall not create glare visible from adjacent homes or the street.

4. Maintenance & Homeowner Responsibilities

- Homeowner must maintain the flag, pole, and lighting in good condition at all times.
- Flags must be replaced when torn, faded, or otherwise showing signs of wear, generally no longer than 90 days of continuous outdoor display
- Rusted, leaning, or damaged poles must be repaired or removed
- Halyard ropes must be secured to prevent noise.
- Homeowner assumes all risk and liability associated with installation, use, and maintenance of the flagpole.

5. References

- U.S. Flag Display Rules: <https://starsandstripesdaily.org/etiquette/>
- Half-Mast Orders: <https://starsandstripesdaily.org/>