

**Wellington at Preston Meadows Homeowners Association, Inc.**  
**Guidelines for the Installation and Display**  
**of Flags and Flagpoles**  
**Effective June 17, 2011**

1. The only flags which may be displayed are one of the following: (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; or (iv) a college or professional sports team flag. No other types of flags, banners, kites or similar types of displays are permitted on a Lot if the display is visible from a street or Common Area.
2. The flag of the United States must be displayed in accordance with 4 U.S.C Sections 5-10.
3. The flag of the State of Texas must be displayed in accordance with Chapter 3100 of the Texas Government Code.
4. 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 diameter of a freestanding flagpole may not exceed five inches (5").
5. The display of a flag, and the location and construction of the supporting flagpole, shall comply with applicable zoning ordinances, easements, and setbacks of record.
6. 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.
7. 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 five feet (5') in length. A freestanding flagpole must be between twelve feet (12') and twenty feet (20') 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 five feet (5') between the flagpole and the property line.
8. Any flag flown or displayed on a freestanding flagpole must be of an appropriate size. The flag length is not to exceed one-third (1/3) the height of the flagpole. The flag width must be proportionate for the particular flag.
9. Any flag flown or displayed on a flagpole attached to the dwelling may be no larger than three feet (3') by five feet (5').
10. 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 a basis to have a flag removed until the Owner resolves the noise complaint.

11. 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. Compliance with all municipal requirements for electrical ground mounted installations must be certified by the Owner. Flag illumination may not shine into another dwelling. Neighbor complaints regarding flag illumination are a basis to prohibit further illumination until the Owner resolves complaint.
12. Flagpoles shall not be installed in Common Area or property maintained by the Association except by the Association, as approved by the Board of Directors.
13. All flagpole installations must receive prior written approval from Architectural Review Committee or the Modifications Committee.

These Design Guidelines are promulgated pursuant to and in accordance with Section 202.0011 of the Texas Property Code.

#### **Submission Requirements:**

Owners are required to submit for consideration:

- A copy of the existing site plan for their lot showing the house and any accessory structures, significant vegetation and hardscape, property lines and the proposed location of the flag pole.
- Catalog photographs or manufacturer's "cut sheets" of all components including:
  - Flag pole size
  - Flag pole color
  - Any embellishments (such as ball or ornament on top)
  - Halyard and snaps
  - Illumination, if any
- Information about the flag that will be flown – which flag, size, material.
- For free-standing flag poles, information about installation method.
- For free-standing flag poles, planting plan indicating the type and location of vegetation for screening the base, if any, existing or proposed.

Approved at Board Meeting on December 5, 2011.

  
President

  
Secretary