

"A-9"

# Meridian Homeowners Association, Inc.

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## Flag Display Policy

WHEREAS, The Board of Directors of Meridian Homeowners Association, Inc. (the "Association") is permitted to adopt specific limitations on certain flag displays pursuant to Section 202.011 of the Texas Property Code;

WHEREAS, The Texas Legislature passed House Bill 2779 which amends Chapter 202 of the Texas Property Code by adding Section 202.011 which prevents associations from prohibiting certain flag displays.

NOW, THEREFORE, IT IS RESOLVED, in order to comply with Section 202.011 of the Texas Property Code, the following guideline is established by the Board:

- A. An owner or resident may display:
1. the flag of the United States of America;
  2. the flag of the State of Texas; or
  3. an official or replica flag of any branch of the United States armed forces.
- B. An owner may only display a flag in A. above if such display meets the following criteria:
1. a flag of the United States must be displayed in accordance with 4 U.S. C. Sections 5-10;
  2. a flag of the State of Texas must be displayed in accordance with Chapter 3100 of the Texas Government Code;
  3. a flagpole attached to a dwelling or a freestanding flagpole must be constructed of permanent, long-lasting materials, with a finish appropriate to the materials used in the construction of the flagpole and harmonious with the dwelling;
  4. the display of a flag or the location and construction of the supporting flagpole must comply with applicable zoning ordinances, easements and setbacks of record;
  5. a displayed flag and the flagpole on which it is flown must be maintained in good condition and any deteriorated flag or deteriorated or structurally unsafe flagpole must be repaired, replaced or removed;

- C. The Association hereby adopts the following additional restrictions on the display of flags on an owner's lot:
1. an owner may not install a flagpole which is greater than twenty feet (20') in height;
  2. an owner may not install more than one flagpole on the owner's property;
  3. any flag displayed must not be greater than 3' x 5' in size;
  4. 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;
  5. an owner may not install lights to illuminate a displayed flag which, due to their size, location or intensity, constitute a nuisance;
  6. an owner may not locate a displayed flag or flagpole on property that is:
    - (a) owned or maintained by the Association; or
    - (b) owned in common by the members of the Association.
- D. Prior to erecting or installing a flag and/or flag pole, an owner must first submit plans and specifications to and receive the written approval of the Board or architectural control/review committee. The plans and specifications must show the proposed location, material, size and type of such flag and flagpole (and all parts thereof, including any lights to illuminate a displayed flag).

**IT IS FURTHER RESOLVED** that these Flag Display Guidelines are effective upon adoption hereof, to remain in force and effect until revoked, modified or amended.

**MERIDIAN HOMEOWNERS ASSOCIATION, INC.**

Name:   
Saul Freedenberg

Title: PRESIDENT

Date: October 27, 2011