



RIDGEGATE COMMUNITY IMPROVEMENT ASSOCIATION, INC.
GUIDELINE REGARDING REGULATION OF
FLAG DISPLAYS ACCORDING TO THE TEXAS PROPERTY CODE

WHEREAS, the Board of Directors of Ridgeway Community Improvement Association, Inc. (the "Association") is authorized to administer the affairs of the Association and provide for the health, safety and welfare of the members and property within the Association and specifically for regulation of flag displays; and,

WHEREAS, Section 202.011 (A) of the Texas Property Code authorizes property owner associations to enforce a provision that regulates flag displays as set forth therein provided it complies with the specific provisions of the Texas Property Code with respect to properties within the jurisdiction of the Association; and

WHEREAS, the Association desires to fully comply with the requirements of Section 202.011 (A) of the Texas Property Code;

NOW THEREFORE, BE IT RESOLVED THAT: the following Guideline regarding flag displays is hereby adopted by a motion, second of the motion and approval by a majority of the members of the Board of Directors at a board meeting :

The Association shall enforce the following guideline for installation of flag displays on the properties within the jurisdiction of the Association.

The Association will not enforce a provision that prohibits, restricts or has the effect of prohibiting or restricting an owner from the display of the flag of the United States of America, the flag of the State of Texas, or an official or replica flag of any branch of the United States armed forces. However, the Association adopts or enforces reasonable provisions

1) that require:

A) the flag of the United States be displayed in accordance with 4 U.S.C. Sections 5-10 and the official flag of any branch of the United States armed forces in accordance with the United States Military Code;

B) the flag of the State of Texas be displayed in accordance with Chapter 3100, Texas Government Code;

C) a flagpole attached to a dwelling or a freestanding flagpole 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;

D) the display of a flag, or the location and construction of the supporting flagpole, to comply with applicable zoning ordinances, easements, and setbacks of record; and

E) a displayed flag and flagpole on which it is flown be maintained in good condition and that any deteriorated flag or deteriorated or structurally unsafe flagpole be repaired, replaced, or removed;

- 2) that regulate the size, number, and location of flagpoles on which flags are displayed, to either one if pole mounted or one on a free standing flag pole in the front of the property or in the rear of the property, to not exceed a total number of two on the property. Any such free standing flag pole must be twenty foot (20') in height;
- 3) that govern the size of a displayed flag to no larger than three foot (3') by five foot (5');
- 4) that regulate the size, location, and intensity of any lights used to illuminate a displayed flag;
- 5) that impose reasonable restrictions to abate noise caused by an external halyard of a flagpole; or

It is expressly understood that the Association prohibits a property owner from locating a displayed flag or flagpole on property that is owned or maintained by the Association or is owned in common by the members of the Association. The Association will determine the display of flags on association owned or controlled property.

ADOPTED this 12 day of December, 2011.

RIDGEGATE COMMUNITY
IMPROVEMENT ASSOCIATION, INC.

By: Paster Drones
Paster Drones, President

THE STATE OF TEXAS X
 X
COUNTY OF FORT BEND X

THIS INSTRUMENT was acknowledged before me on this the 12th day of, December, 2011, by the said Paster Drones, President of RIDGEGATE COMMUNITY IMPROVEMENT ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.

Shirley G. Austin-Roberts
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

After Recording Return to:
Michael O'Neal, Attorney at Law
12337 Jones Road, Suite 300
Houston, Texas 77070



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dianne Wilson

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Dianne Wilson COUNTY CLERK

FT BEND COUNTY TEXAS