

## **Minimum Acceptable Standards for Flags in Sugar Mill**

Minimum acceptable standards for the display of Flags in Sugar Mill are as follows:

1. Permitted Flags are defined as:
  - 1.1 the flag of The United States;
  - 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. Permitted Flags, attached to a structure, must adhere to the following guidelines:
  - 2.1 Prior written approval from the Architectural Control Committee (ACC) must be obtained.
  - 2.2 Must be displayed from a pole attached to a structure or to a free-standing pole.
  - 2.3 Pole may be up to 6 feet tall; and
  - 2.4 may not be draped over or directly attached to a structure;
  - 2.5 must be securely attached with a bracket that is angled 30 to 45 degrees vertically; and
  - 2.6 shall be no larger than 3 feet by 5 feet in size;
  - 2.7 Only one Permitted Flag may be displayed per flagpole.
  - 2.8 Two flags are permitted per homesite – one in the rear and one in front of the dwelling.
  
3. Permitted Flags, on free-standing, ground-installed poles must adhere to the following guidelines:
  - 3.1 Prior written approval from the Architectural Control Committee (ACC) must be obtained.
  - 3.2 Flagpoles must be permanently installed in the ground; and must be between 14 and 20 feet tall.
  - 3.3 No more than 2 Permitted Flags may be displayed per free-standing flagpole.
  - 3.4 Flagpoles must be constructed of permanent, long-lasting materials with an appropriate finish that is harmonious with the dwelling.
  - 3.5 Two free-standing, separate flagpoles that are installed in the ground are permitted per property – one in the rear and one in the front of the dwelling.
  - 3.6 Free-standing flagpoles may not be installed in any of the following locations:
    - 3.6.1 in any location other than the Owner's property; or
    - 3.6.2 within a ground utility easement or encroaching into an aerial easement; or
    - 3.6.3 beyond the side or rear setback lines (for example: on a lot with a 10" side setback line, a free-standing flagpole may not be installed closer than 10" from the side property line); or
    - 3.6.4 beyond half the distance of the front setback line (for example: on a lot with a 30' front setback line, a free-standing flagpole may not be installed closer than 15" from the front property line); or
    - 3.6.5 closer to a dwelling on an adjacent lot than the height of the free-standing flagpole (for example: a 20' free-standing flagpole cannot be installed closer than 20' from an adjacent house).
  - 3.7 Free-standing flagpoles must not generate unreasonable noise levels which would disturb other neighbors. To reduce noise, resident must use vinyl or plastic snap hooks, snap hook covers or securing a loose halyard around the flagpole with a flagpole clasp.

4. Lighting may be installed to illuminate Permitted Flags, and must adhere to the following:
  - 4.1 Prior written approval from the Architectural Control Committee (ACC) must be obtained.
  - 4.2 Must be ground mounted in the vicinity of the flag.
  - 4.3 Must utilize a fixture that screens the bulb and directs light in the intended direction with minimal spillover, so as not to disturb neighbors.
  - 4.4 Must point toward the flag and face the main structure on the property or to the center of the property where there is no structure.
  - 4.5 Must provide illumination not to exceed the equivalent of a 60-watt incandescent bulb.
5. Flagpoles are only allowed for the sole purpose of displaying Permitted Flags. If a flagpole is no longer used on a daily basis, it must be removed.
6. All Permitted Flags and flagpoles must be maintained in good condition.

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This set of minimum acceptable construction standards is promulgated under the authority of the Declaration of Protective Covenants for Sugar Mill.