

GRAND LAKE ESTATES PROPERTY OWNERS ASSOCIATION, INC.

**RESOLUTION AND GUIDELINES REGARDING
REGULATION OF FLAG DISPLAY**

THE STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF MONTGOMERY §

WHEREAS, GRAND LAKE ESTATES PROPERTY OWNERS ASSOCIATION, INC. (the “Association”) is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the various sections of the community (collectively referred to as the “Declarations”);

WHEREAS, Section 202.011 of the Texas Property Code provides for the regulation of flag display by a property owners’ association;

WHEREAS, Chapter 204, Section 204.010(a)(6) of the Texas Property Code empowers the Association acting through its Board of Directors, to regulate the use, maintenance, repair, replacement, modification, and appearance of the subdivision and to implement written architectural Review guidelines; and,

WHEREAS, the Board of Directors (the “Board”) has determined that in connection with maintaining the aesthetics and architectural harmony of the community, and to provide clear and definitive guidance regarding the display of flags therein, it is appropriate for the Association to adopt guidelines regarding the display of flags within the community.

NOW, THEREFORE, BE IT RESOLVED THAT the following Guidelines are adopted by the Board of Directors.

GUIDELINES

1. The flag of the United States shall be displayed in accordance with 4 U.S.C. Sections 5-10.
2. The flag of the State of Texas shall be displayed in accordance with Chapter 3100, Government Code.
3. Commercially produced flags such as the following may be flown: flags associated with organizations such as schools, colleges, and universities and flags associated with sports teams or traditional cultural festivals such as Japanese “Boys Day” or “Girls Day”, etc.
4. A flagpole attached to a dwelling or a freestanding flagpole shall be constructed of permanent, long-lasting material, with a finish appropriate to the materials used in the construction of the flagpole and harmonious with the dwelling.
5. The display of a flag, or the location and construction of the supporting flagpole shall comply with applicable zoning ordinances, easements, and setbacks of record.
6. The display of a flag, or the location and construction of the supporting flagpole shall be no closer to the front lot line than twenty

(20) feet inside the front lot line and shall be no closer than five (5) feet of the side building line.

7. A displayed flag and the flagpole on which it is flown shall be maintained in good condition and any deteriorated flag or deteriorated or structurally unsafe flagpole shall be repaired, replaced, or removed.
8. Only one flagpole that is not more than 20 feet in height shall be constructed and maintained per lot.
9. The size of the flag shall be no larger than three foot (3') by five foot (5') in size.
10. The size, location and intensity of any lights used to illuminate a displayed flag shall not be disruptive to neighbors as determined by the Architectural Control Committee.
11. No owner shall display a flag or flagpole on property that is owned or maintained by the Association or owned in common by the members of the Association.

These guidelines are effective upon recordation in the Public Records of Montgomery County, and supersede any related guidelines which may have previously been in effect. Except as affected by Section 202.011 of the Texas Property Code and/or by these guidelines, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.

Duly approved and adopted at a meeting held by the Board of Directors of GRAND LAKE ESTATES PROPERTY OWNERS ASSOCIATION, INC., this _____ day of 28th December, 2011.

Effective Date: December 28, 2011.

Signed:

Lee Warren

President, Board of Directors

LEE WARREN

Printed Name

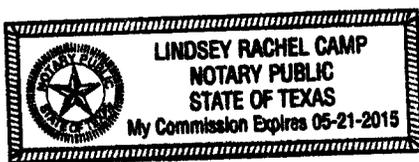
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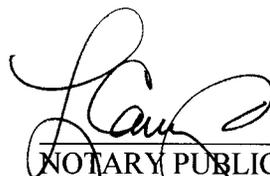
Secretary, Board of Directors

Printed Name

THE STATE OF TEXAS §
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COUNTY OF MONTGOMERY §

THIS INSTRUMENT was **acknowledged** before me on this the 28 day of Dec, 2011, by LEE WARREN, President of GRAND LAKE ESTATES PROPERTY OWNERS ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.





NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

THIS INSTRUMENT was **acknowledged** before me on this the ____ day of _____, 2011, by _____, Secretary of GRAND LAKE ESTATES PROPERTY OWNERS ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

FILED FOR RECORD

12/29/2011 3:03PM

Mark Tumbull

COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF MONTGOMERY

I hereby certify this instrument was filed in file number
sequence on the date and at the time stamped herein
by me and was duly RECORDED in the Official Public
Records of Montgomery County, Texas.

12/29/2011



Mark Tumbull

County Clerk
Montgomery County, Texas