

**NOTICE**

**B GLEANNLOCH FARMS COMMUNITY ASSOCIATION'S  
FLAG DISPLAY POLICY**

STATE OF TEXAS §  
  §  
COUNTY OF HARRIS §

WHEREAS, the property ("Gleannloch Farms") encumbered by this Flag Display Policy is that property initially restricted by the Declaration of Covenants, Conditions and Restrictions for Gleannloch Farms recorded under Harris County Clerk's File No. S808820, as same has been and may be amended from time to time (referred to hereinafter as the "Declaration"), and any other subdivisions which have been and may be subsequently annexed thereto and made subject to the authority of the Gleannloch Farms Community Association, Inc. (the "Association"); and

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WHEREAS, any reference made herein to approval by the Architectural Review Committee (the "ARC"), means prior written approval by the ARC.

NOW THEREFORE, pursuant to the authority granted in Section 202.011 of the Texas Property Code, the Board of Directors (the "Board"), hereby adopts this Flag Display Policy (the "Policy"), which shall run with the land and be binding on all owners and lots within the subdivision. This Policy replaces any previously recorded or implemented policy that addresses the subjects contained herein.

An application must be submitted for review by the ARC, and formal written approval from the ARC shall be required before installation may begin.

**I. FLAG DISPLAY**

The display of flags is permitted under the following parameters:

1. Owners may have a total of one (1) flagpole per lot. Flags must be attached to a flagpole in order to be displayed;
2. Any of the following flags may be displayed on the single permitted flagpole:
  - a. U. S. flag;
  - b. Texas flag;
  - c. An official or replica flag of a branch of the US armed forces
3. The U.S. flag must be displayed in accordance with federal law, and the Texas flag must be displayed in accordance with Texas state law;
4. Flagpoles may be either freestanding or mounted to the dwelling, under the following parameters:

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- a. Freestanding flagpoles must be located in the backyard and may not be taller than twenty feet (20') when measured from the ground level (including the pole ornamentation).
  - b. Flagpoles no greater than five feet (5') in length may be attached to the front or back of a dwelling.
5. All flagpoles 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;
  6. No flagpole can be placed within an easement on the owner's lot, or in a location that encroaches on a setback on the owner's lot;
  7. All flags and flagpoles must be properly maintained at all times, including, but not limited to, immediate replacement of faded, frayed or torn flags and replacement of poles that are scratched, bent, rusted, faded, leaning or damaged in any way;
  8. If evening display of the flag is desired, the flag may be lit from the base of the flagpole (maximum of two bulbs) with a total of no more than 150 watts. The light must shine directly up at the flag, and cannot cause any type of light spillover onto adjoining properties. All exterior lighting must be submitted to the ARC for prior approval;
  9. Flagpoles mounted to a dwelling or garage must be removed from view when no flag is displayed;
  10. The size of the flag must be appropriate for the length of the flagpole;
  11. Flagpole halyards must no make noise under any conditions. Halyards must be securely fastened at all times;
  12. Freestanding flagpoles must be mounted on an appropriate footing;
  13. All flagpoles must be installed per the manufacturer's guidelines;
  14. Owners are prohibited from locating a flag or flagpole on property owned or maintained by the Association; and
  15. Owners are prohibited from locating a flag or flagpole on property owned in common by the members of the Association.

## II. ARC APPROVAL

Flagpoles mounted to a dwelling do not require approval from the ARC, provided the terms of this Policy are complied with. Any installation of a flagpole to a dwelling not in compliance with this Policy will be considered a deed restriction violation.

Freestanding flagpoles require submission of a completed application for ARC review, a site plan showing the proposed location of the improvement, along with pictures showing the location of the modification and the manufacturer's brochures or sample of material, if applicable. The color of the materials being used in relation to the house color, the visibility from public streets and neighboring properties/common areas and any noise created and/or light reflected are of specific concern to the Association and the ARC. Any installation not in compliance with this Policy will be considered a deed restriction violation.

This Flag Display Policy does not apply to property that is owned or maintained by the Association.

**CERTIFICATION**

I, the undersigned, do hereby certify:

That I am the Secretary of the Gleannloch Farms Community Association, Inc., a Texas non-profit corporation.

That the foregoing Flag Display Policy was adopted by the Board of Directors at a meeting held on the 15 day of SEPTEMBER, 2011, at which a quorum was present.

IN WITNESS WHEREOF, I have hereunto subscribed my name this the 15 day of SEPTEMBER, 2011.

Mary Carson  
Print Name: Marilyn Carson, Secretary

STATE OF TEXAS §  
  §  
COUNTY OF HARRIS §

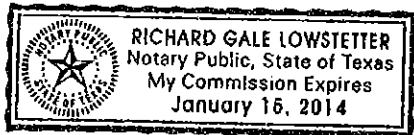
BEFORE ME, on this day personally appeared Marilyn Carson, the Secretary of the Gleannloch Farms Community Association, Inc., known by me to be the person whose name is subscribed to this instrument, and acknowledged to me that s/he executed the same for the purposes herein expressed and in the capacity herein stated, and as the act and deed of said corporation.

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Given under my hand and seal of office, this 15 day of SEPTEMBER, 2011.

Richard Gale Lowstetter  
Notary Public - State of Texas

After Recording Please Return To:  
Stephanie L. Quade  
Roberts Markel  
2800 Post Oak Blvd., 57<sup>th</sup> Floor  
Houston, TX 77056



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e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
STAN STANART  
COUNTY CLERK  
Fees 24.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically  
and any blackouts, additions or changes were present  
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or  
use of the described real property because of color or  
race is invalid and unenforceable under federal law.

THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in  
File Number Sequence on the date and at the time stamped  
hereon by me; and was duly RECORDED in the Official  
Public Records of Real Property of Harris County, Texas.



*Stan Stanart*

COUNTY CLERK  
HARRIS COUNTY, TEXAS