

**SHAVANO ROGERS RANCH CROSTIMBER
HOMEOWNERS ASSOCIATION, INC.**

FLAG DISPLAY POLICY



SCANNED

This Flag Display Policy ("Policy") setting forth the policy of the Shavano Rogers Ranch Crosstimber Homeowners Association, Inc. (the "Association") in connection with the displaying of flags and for establishment of a Flag Display Policy was duly adopted by the Board of Directors of the Association on the 19th day of JANUARY 2012.

This Policy is adopted under the requirements of Section 202.011[A], TEXAS PROPERTY CODE ("TPC 202.011[A]") for the adoption of a policy for the regulation of Flag Display by an owner or resident at the owner's or resident's dwelling located within the boundaries of Rogers Ranch Crosstimber, San Antonio, Bexar County, Texas.

The Policy for the Display of Flags within Rogers Ranch Crosstimber is as follows:

1. APPLICABILITY OF POLICY. This Policy shall regulate the display of flags on residential properties within Rogers Ranch Crosstimber. The Policy shall not prohibit the display of the flag of Rogers Ranch Crosstimber on properties owned or managed by the Association. Other subdivisions within Rogers Ranch may be permitted to display its representative flag with the consent and approval of the Association Architectural Control Committee, at its sole discretion.

2. PERMITTED FLAGS. The flags permitted to be displayed by an Owner shall be limited to:

- A. The flag of the United States of America;
- B. The flag of the State of Texas; or
- C. An official or replica of any branch of the United States Armed Forces.

No other flags are permitted to be displayed by an owner, resident, tenant or other party without the express written consent of the Association Architectural Control Committee.

3. DISPLAY REQUIREMENTS. Permitted Flags shall be displayed in strict compliance with the following requirements.

- A. The flag of the United States shall be displayed in accordance with 4 U.S.C. Section 5-10.

- B. The flag of the State of Texas shall be displayed in accordance with Chapter 3100, Texas Government Code.
- C. A Permitted Flag shall be displayed on a flagpole attached to a dwelling or structure or a free standing flagpole. No Permitted Flag may be displayed in any other manner without the express written consent of the Association Architectural Control Committee.
- D. Only one (1) Permitted Flag may be displayed on flagpole attached to a dwelling or structure. Up to two (2) Permitted Flags may be displayed on a free standing flagpole.
- E. All flagpoles shall be constructed of permanent long lasting materials, with a finish appropriate to the materials used in the flagpole and harmonious with the dwelling or structure.
- F. The location of the flagpole and the materials used for the flagpole shall be submitted to the Association Architectural Control Committee for approval prior to installation. Additionally, the display of a Permitted Flag and the location and construction of the flagpole shall comply with applicable zoning ordinances, easements, and setbacks of record.
- G. In no event shall a free standing flagpole be installed:
 - (1) in any location other than owner's property; or
 - (2) in a location that is nearer to the front street than half the distance between the front property line and the front setback line (i.e. on a lot with a thirty foot (30') front setback line, a flagpole may not be installed closer than fifteen feet (15') from the front property line); or
 - (3) closer to a dwelling or structure on an adjacent lot or to any adjacent street, sidewalk or other common areas than the height of the flagpole; or
 - (4) any location which creates a safety issue as determined by the Association Architectural Control Committee, in its sole discretion.
- H. A displayed Permitted Flag and the flagpole, on which it is flown, shall be maintained in good condition and any deteriorated flag or structurally unsafe or deteriorated flagpole shall be repaired,

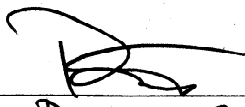
replaced or removed. Flagpoles not being routinely used to display Permitted Flags must be removed.

- I. Each lot or property shall be limited to one (1) flagpole and no flagpole may be more than twenty feet (20') in height unless the Association Architectural Control Committee, in its sole discretion, grants owner a variance.
 - J. The external halyard of the flagpole shall be of such material and design to prevent any noise transmitting beyond the boundaries of the lot or property that may be a nuisance to any neighboring properties.
 - K. The size of the Permitted Flag shall be proportionate to the height of the flag pole but in no event be greater than four feet (4') by six feet (6') feet.
 - L. Lighting of the Permitted Flag shall be in compliance with all federal, state and local laws, including the Dark Sky Ordinance of the City of San Antonio, Texas.
 - M. An owner shall be prohibited from displaying or locating any flag on property owned or maintained by the Association or owned in common by the members of the Association.
4. EFFECTIVE DATE. The guidelines are effective upon recordation in the Public Records of Bexar County, Texas and supersede any guidelines for display of flags which may have previously been in effect. Except as affected by TPC 202.011[A] 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.

CERTIFICATE OF OFFICER

I hereby certify as PRESIDENT of the Shavano Rogers Ranch Crosstimber Homeowners Association, Inc. that the foregoing Flag Display Policy was approved at a regularly scheduled meeting of the Board of Directors on the 14th day of JANUARY, 2012, in which a quorum was present. I further certify as PRESIDENT of the Shavano Rogers Ranch Crosstimber Homeowners Association, Inc. that pursuant to Section 202.006, TEXAS PROPERTY CODE, the foregoing Display of Flag Policy is a dedicatory instrument that applies to the operation of Rogers Ranch Crosstimber, a Community of subdivisions in San Antonio, Bexar County, Texas.

Signed this 23rd day of JANUARY, 2012.

By: 

Name: DONALD ORIAN

Its: PRESIDENT

Shavano Rogers Ranch Crosstimber
Homeowners Association, Inc.

STATE OF TEXAS

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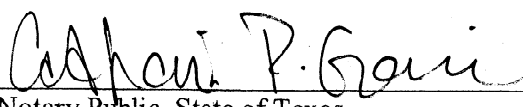
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COUNTY OF BEXAR

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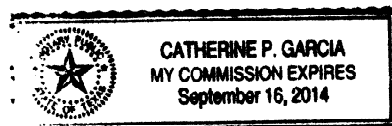
Before me, the undersigned authority, on this day personally appeared DONALD ORIAN, PRESIDENT of the Shavano Rogers Ranch Crosstimber Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed in the capacity therein stated and as the act in deed of said Corporation.

Given under my hand and seal of office on the 23rd day of January, 2012.


Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

Eugene Patillo
Association Management Services
1600 N.E. Loop 410, Suite 202
San Antonio, Texas 78209

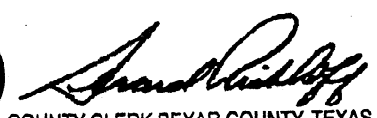


Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law
STATE OF TEXAS, COUNTY OF BEXAR
I hereby Certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

JAN 31 2012

Doc# 20120017334 Fees: \$28.00
01/31/2012 11:52AM # Pages 4
Filed & Recorded in the Official
Public Records of BEXAR COUNTY
GERARD C. RICKHOFF COUNTY CLERK




COUNTY CLERK BEXAR COUNTY, TEXAS