



FLAG DISPLAY POLICY
Sienna Residential Association

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

I. PURPOSE

The purpose of this Flag Display Policy is to define parameters for owners to display United States, State of Texas and United States Armed Forces branch flags on their property, as authorized by Texas Property Code Section 202.011.

II. APPLICABILITY AND AUTHORITY

This Policy pertains to the following entity and encumbers that property restricted by the Declaration (defined below):

1. Sienna Plantation Residential Association, Inc., sometimes doing business as Sienna Residential Association (“SRA”) as referenced in the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Sienna Plantation (Sienna Plantation Residential Association, Inc.), recorded under Clerk’s File No. 2012104699 in the Official Public Records of Fort Bend County, Texas (“**Declaration**”), as same has been or may be amended from time to time, and any other property which has been or may be subsequently annexed thereto and made subject to the authority of SRA.

Any reference in this Policy to “**Board**” or “**Association**” applies to the above-mentioned entity. Any reference in this Policy to “**Sienna**” collectively means that property encumbered by the Declaration.

The Board is authorized by its dedicatory instrument to adopt policies pertaining to the governance of the Association that it serves. Invalidation of any one or more of the covenants, restrictions, conditions, or provisions contained in this Policy shall in no way affect any of the other covenants, restrictions, conditions, or provisions which shall remain in full force and effect.

Residential Association
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Missouri City, TX 77459
281.778.0778
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III. FLAG DISPLAY

The display of flags is permitted under the following parameters:

A. NUMBER OF FLAGPOLES:

Owners may have a total of one (1) flagpole per Lot. The flagpole may be either freestanding or mounted to the residential structure, as set forth herein. Flags must be attached to a flagpole in order to be displayed.

B. TYPES OF FLAGS:

The following flags may be displayed on the single permitted flagpole:

- a. United States flag
- b. Texas flag
- c. Official or replica flag of a branch of the United States armed forces

C. TYPE/LOCATION OF FLAGPOLE:

1. The flagpole may be either freestanding or mounted to the residential structure under the following parameters:
 - a. Freestanding Flagpole:
 - (i) must not be taller than twenty feet (20') when measured from the ground level (including the pole ornamentation);
 - (ii) must be mounted on an appropriate footing;
 - (iii) may be placed in the back yard (preferred location);
 - (iv) may be placed in the front yard, subject to MSC approval and any and all applicable zoning ordinances, easements and setbacks of record, if the Lot has a front building setback line with a setback of not less than 15 feet, extending the full width of the Lot between the front Lot line and the front building setback line. If front building setbacks of record are greater than 15 feet, then the greater setbacks will control. Locations closer to the Dwelling are typically preferred. A copy of the applicable plat and/or survey indicating the front Lot line, front building setback line, and proposed location of the freestanding flagpole must be included with the application for MSC review, as set forth below.
 - b. Flagpole Mounted to the Residential Structure: A flagpole no greater than five feet (5') in length may be attached to the front or rear of the residential structure.
2. 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;
3. Owners are prohibited from locating a flag or flagpole on property owned or maintained by SPRAI; and
4. Owners are prohibited from locating a flag or flagpole on property owned in common by the Members of SPRAI.

D. MATERIALS, MAINTENANCE AND ETIQUETTE:

1. 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;
2. All flagpoles must be installed per the manufacturer's guidelines;
3. 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;
4. The size of the flag must be appropriate for the length of the flagpole, and the MSC, RRC, and or Board, as applicable, shall have sole discretion as to this determination;
5. Flagpole halyards must not make noise under any conditions. Halyards must be securely fastened at all times;
6. Telescoping flagpoles must not make noise under any conditions;
7. The United States flag must be displayed in accordance with federal law, and the Texas flag must be displayed in accordance with Texas state law;
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 MSC for prior approval; and
9. A flagpole mounted to the residential structure must be removed from view when no flag is displayed.

IV. MSC APPROVAL

Flagpoles mounted to a residential structure do not require approval from the MSC, provided the terms of this Policy are complied with.

Freestanding flagpoles require submission of a completed Modification Application to the MSC. If a back yard location is desired, a Modification Application must be submitted with a copy of the applicable plat or survey showing the proposed location of the freestanding flagpole along with pictures showing the location of the improvement and the manufacturer's brochures or sample of material, if applicable. If a front yard location is desired, a Modification Application must be submitted with a copy of the applicable plat and/or survey indicating the front Lot line, front building setback line, and proposed location of the freestanding flagpole, along with pictures showing the location of the improvement and the manufacturer's brochures or sample of material, if applicable. Regardless of desired location, the color of the materials

being used in relation to house color, the location of the flagpole in relation to the Dwelling and any noise created are of specific concern.

Any installation not in compliance with this Policy will be considered a violation of the Dedicatory Instruments governing the Subdivision.

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

Policy Name	Approved/Finalized	Revised
Flag Display Policy		August 2, 2022
Flag Display Policy		August 19, 2013
Flag Display Guidelines		August 22, 2011
United States & Texas Flag Display	September 26, 2007	

CERTIFICATION

I hereby certify that, as Secretary of the Sienna Plantation Residential Association, Inc., the foregoing Flag Display Policy was approved on the 2nd day of AUGUST, 2022, at a meeting of the Board of Directors at which a quorum was present.

DATED, this the 2nd day of August, 2022.

Derek Goff

Derek Goff, Secretary

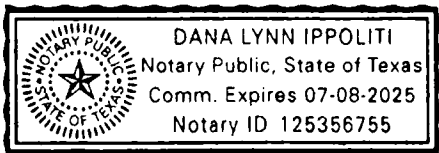
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BEFORE ME, on this day personally appeared Derek Goff, the Secretary of the Sienna Plantation Residential Association, Inc., known by me to be the person whose name is subscribed to this instrument, and acknowledged to me that he executed the same for the purposes herein expressed and in the capacity herein stated, and as the act and deed of said corporation.

Given under my hand and seal this the 2nd day of August, 2022

Dana Ippoliti

Notary Public – State of Texas



After Recording, Return To:
Dana Ippoliti
9600 Scanlan Trace
Missouri City, TX 77459