

Flagpole Guidelines

Architectural Control Committee

Section 5.1: Authority: Except as specifically provided for homebuilders in Section 5.3, no landscaping shall be undertaken, and no building, fence, wall or other structure shall be commenced, erected, placed, maintained or altered on any Lot, nor shall any exterior painting of, exterior addition to, or alteration of, such items be made until all plans and specifications and a plot plan have been submitted to, and approved in writing by the Committee.

Section 5.4: Standards: The Committee shall use its good faith efforts to promote and ensure a high level of taste, design, quality, harmony and conformity throughout the Property consistent with this Declaration. The Committee shall have sole discretion with respect to taste, design, and all standards specified herein. One objective of the committee is to prevent unusual, radical, curious, odd, bizarre, peculiar or irregular structures from being built on the Property. The Committee from time to time may publish and promulgate bulletins regarding architectural standards, which shall be fair, reasonable and uniformly applied and shall carry forward the spirit and intention of this Declaration.

Please note that these guidelines are to help residents understand the request form but are not meant to “shortcut” the approval process.

Homeowner should review Declaration of Covenants, Conditions, and Restrictions at the website listed below, specifically.

- Article IV, "Construction of Improvements and Use of Lots" and
- Article V, "Architectural Control Committee"

Requests should be submitted to the ACC via the Request Form found on the ACC WEB site containing a detailed description of what your flagpole request. Plans will be delayed and/or declined due to inadequate information being provided. Normal turnover time after submittal to the ACC may be up to thirty days.

Revision Dates - Version:

4 25 2023- ACC Committee

Flagpole Guidelines

Flagpoles are permitted under the following conditions:

Only one flagpole or home mounted flagpole is allowed per homeowner and are confined to a location that is within 15' of the main house.

Flagpoles shall not exceed 20' in height and are limited in color to white, bronze, black or natural brushed aluminum.

- Flagpoles must be in good condition, structurally safe, and harmonious with the home.
- Lighting is permitted but must be designed to "up light the flag. Lighting may not be overly intense, creating nuisance glares or bright spots on neighboring properties.

Flagpoles located within the public right of way (except for temporary use of a permitted flag not exceeding 15 days for a federal/state holiday) or Association Common Area are not permitted.

Wall mount flagpoles are permitted but must be installed and maintained.

Use of the flagpole and mounted flags must be continuous. If a flagpole is deemed not in use for a period exceeding 90 days, the flagpole must be removed at the homeowner's expense within 30 days of notification of violation.

Flagpoles cannot not be used for any ornamental display.

FLAGS PERMITTED

- The flag of the United States of America (in accordance with 4 U.S.C. Sections 5-10).
- The flag of the State of Texas (in accordance with Chapter 3100 of the Texas Government code).
- An official or replica flag of any branch of the United States armed forces.

The maximum size allowed for any flag is 3' X 5'. All flags must be maintained and in good condition.

Useful Links:

Architectural Control Committee:

<http://www.watterscrossing.com/architectural%20control.html>

Declaration of Covenants, Conditions and Restrictions:

<http://www.watterscrossing.com/Covenants.pdf>

Frequently Asked Questions:

<http://www.watterscrossing.com/Reminders.pdf>