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**CERTIFICATE OF CORPORATE RESOLUTION OF
BOARD OF DIRECTORS
THE PINES CONDOMINIUM ASSOCIATION, INC.
(DISPLAYED FLAGS AND FLAGPOLES)**

The undersigned Secretary of The Pines Condominium Association, Inc., a Texas non-profit corporation (the "Association"), does hereby certify, that at a regular meeting of the Board of Directors of the Association held on Nov 16, 2011, with at least a majority of the Board of Directors being present, the following resolution was duly made and approved by the Board of Directors:

WHEREAS, pursuant to that certain "Condominium Declaration for The Pines Condominiums" filed in Volume 48, Page 38 of the Condominium Records of Harris County, Texas, and any and all amendments thereto (the "Declaration"), the Association is responsible for the administration and operation of The Pines (the "Property") and the restrictive covenants set forth therein; and

WHEREAS, by this resolution, the Board of Directors wishes to adopt a policy governing displayed flags and flagpoles consistent with the provisions of Section 202.011 of the TEXAS PROPERTY CODE, and to provide disclosure of such policy to current and future owners of units at the Property as to same.

NOW THEREFORE, formal notice is hereby given to all current and future owners of units at the Property as to the of the Association, as follows:

**ASSOCIATION POLICY AS TO
DISPLAYED FLAGS AND FLAGPOLES**

In accordance with the provisions of the Texas Property Code, each owner and/or resident may display flags and install flagpoles subject to the following guidelines.

- A. Flags may not be displayed and flagpoles shall not be installed on property that is:
 - 1. owned by the Association (i.e., common areas); or
 - 2. owned in common by the members of the Association (i.e., common elements).
- B. Each owner may install or erect not more than one (1) flagpole on their limited common element patio or balcony area that is not more than twenty (20) feet in height. Flag poles must be located in the enclosed patio area appurtenant to the unit, and may not extend into the common element airspace above and around said patio area.
- C. Displayed flags shall not be more than three (3) feet by five (5) feet in

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COUNTY CLERK

size.

- D. Owners and residents shall take all necessary steps and precautions to abate noise caused by an external halyard on a flagpole.
- E. Flags shall not be displayed from dusk to dawn. Therefore, no illumination or lighting is required. Any lights for the purpose of illuminating a flag are prohibited.
- F. The flag of the United States of America, the flag of the State of Texas, or an official or replica flag of any branch of the United States armed forces may be displayed.
- G. The flag of the United States of America must be displayed in accordance with 2. U.S.C. Section 5-10.
- H. The flag of the State of Texas must be displayed in accordance with Chapter 3100 of the Texas Government Code.
- I. A flagpole attached to a dwelling or a freestanding flagpole shall be constructed of permanent, long-lasting materials with a finish appropriate to the material used in the construction of the flagpole and harmonious with the dwelling.
- J. The display of a flag or the location and construction of the supporting flagpole shall comply with all applicable zoning ordinances, easements, and setback requirements filed of record.
- K. A displayed flag shall be maintained in good condition. Any deteriorated flag shall be repaired, replaced or removed upon thirty (30) days written notice from the Association.
- L. The flagpole on which a displayed flag is flown shall be maintained in good condition. Any deteriorated or structurally unsafe flagpole shall be repaired, replaced or removed upon thirty (30) days written notice from the Association.
- M. All installations shall be completed so that they do not materially damage the Common Elements, any other owner's individually owned property or void any warranties in favor of the Association or other Owners, or in any way impair the structural integrity of the building.
- N. If displayed flags or flagpoles are installed on property that is maintained by the Association, the Owners retain the responsibility for the maintenance of displayed flags and flagpoles. Displayed flags and flagpoles must not be installed in a manner that will result in

increased maintenance costs for the Association or for other Owners and residents. If increased maintenance or damage occurs, the Owners are responsible for all such costs.

- O. If maintenance requires the temporary removal of displayed flags and flagpoles, the Association shall provide Owners with at least ten (10) days written notice. The Owners shall be responsible for removing or relocating displayed flags and flagpoles before maintenance begins and replacing displayed flags and flagpoles afterward. If displayed flags and flagpoles are not removed within the required time, the Association may do so, without liability, and at the Owner's sole cost and expense. The Association is not liable for any damage caused by the Association's removal of the displayed flags and flagpoles.
- P. If these policies are violated or if displayed flags and flagpoles installation poses a serious, immediate safety hazard, the Association, after at least ten (10) days written notice to the Owner, may bring action for declaratory judgment and/or injunctive relief with any court of competent jurisdiction. The Association shall be entitled to recover reasonable attorneys' fees, costs and expenses incurred in the enforcement of these policies.
- Q. If any of these policies are determined to be invalid, the remainder of these policies shall remain in full force and effect.

THE PINES CONDOMINIUM ASSOCIATION, INC., a
Texas non-profit corporation

By: Martha Sayre
Martha Sayre, Secretary

STATE OF TEXAS §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 16th day of November 2011, by Martha Sayre, Secretary of The Pines Condominium Association, Inc., a Texas non-profit corporation, on behalf of said corporation.



Kelly Futral
Notary Public - State of Texas

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ND FLAGPOLES)

OF 1 PAGES

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OFFICE OF
STAN STANART
COUNTY CLERK, HARRIS COUNTY, TEXAS
CONDOMINIUM RECORDS OF COUNTY CLERK

FILM CODE 211139

THE PINES CONDOMINIUM ASSOCIATION, INC.
(DISPLAYED FLAGS AND FLAGPOLES)

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ANY PROVISION HEREIN WHICH RESTRICT THE
SALE, RENTAL OR USE OF THE DESCRIBED
REAL PROPERTY BECAUSE OF COLOR OR RACE
IS INVALID AND UNENFORCEABLE UNDER
FEDERAL LAW

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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 on



NOV 23 2011
Stan Stanart

COUNTY CLERK
HARRIS COUNTY, TEXAS

RECORDER'S MEMORANDUM:

At the time of recordation, this instrument was found to be
inadequate for the best photographic reproduction because of
illegibility, carbon or photo copy, discolored paper, etc. All
blackouts, additions and changes were present at the time the
instrument was filed and recorded.