

SUPPLEMENTAL NOTICE OF DEDICATORY INSTRUMENTS
for
SENDERO SPRINGS AT BRUSHY CREEK HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

The undersigned, being an authorized representative of Sendero Springs at Brushy Creek Homeowners Association, Inc. (the "Association"), a property owner's association as defined in Section 202.001 of the Texas Property Code, hereby supplements instruments entitled "Affidavit and Notice of Dedicatory Instrument of Sendero Springs at Brushy Creek Homeowners Association, Inc. (formerly known as Sendero Springs Homeowners Association, Inc.)" and "Supplemental Notice of Dedicatory Instruments for Sendero Springs at Brushy Creek Homeowners Association, Inc." recorded in the Official Public Records of Williamson County, Texas under Clerk's File Nos. 2009069654 and 2017046606 ("Notice") which Notice was filed of record for the purpose of complying with Section 202.006 of the Texas Property Code.

Additional Dedicatory Instrument. In addition to the Dedicatory Instruments identified in the Notice, the following document is a Dedicatory Instrument governing the Association.


- **Flag Display Policy for Sendero Springs at Brushy Creek Homeowners Association, Inc.**

A true and correct copy of such Dedicatory Instrument is attached to this Supplemental Notice.

This Supplemental Notice is being recorded in the Official Public Records of Real Property of Williamson County, Texas for the purpose of complying with Section 202.006 of the Texas Property Code. I hereby certify that the information set forth in this Supplemental Notice is true and correct and that the copy of the Dedicatory Instrument attached to this Supplemental Notice is a true and correct copy of the original.

Executed on this 20th day of May, 2021.

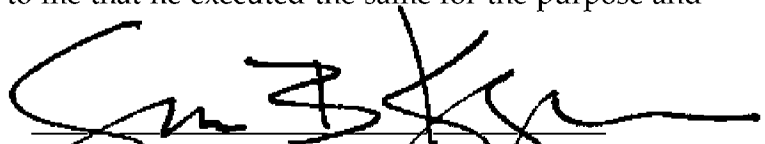
SENDERO SPRINGS AT BRUSHY CREEK
HOMEOWNERS ASSOCIATION, INC.

By: 

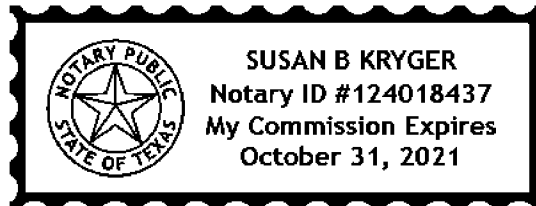
Ben Lancaster, authorized representative

THE STATE OF TEXAS §
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COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 20th day of May, 2021 personally appeared Ben Lancaster, authorized representative of Sendero Springs at Brushy Creek 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 purpose and in the capacity therein expressed.



Notary Public in and for the State of Texas



NOW THEREFORE, the Board hereby adopts the following guidelines which are applicable to flags generally, flagpoles and the three (3) types of flags listed in Section 202.011 of the Texas Property Code:

1. **Flag of the United States.** The flag of the United States must be displayed in accordance with applicable provisions of 4 U.S.C. Sections 5-10, which address, among other things, the time and occasions for display, the position and manner of display, and respect for the flag.
2. **Flag of the State of Texas.** The flag of the State of Texas must be displayed in accordance with applicable provisions of Chapter 3100 of the Texas Government Code, which address, among other things, the orientation of the flag on a flagpole or flagstaff, the display of the flag with the flag of the United States, and the display of the flag outdoors.
3. **Flags of the Armed Forces.** An owner may display an official or replica flags of any branch of the United States armed forces.

I. FLAGS GENERALLY

No flag of any kind which conflicts with this policy shall be displayed upon the Lot for public view without the prior written approval of the Committee. Any flag not encompassed by this policy is subject to the approval of the Committee. The Association may require an Owner to remove flags that do not comply with these Guidelines.

- (a) A flag may be displayed only on an Owner's Lot, and may not be located on, nor encroach on, another Lot, Common Area and Facilities, or any property owned or maintained by the Association.
- (b) A flag must be displayed on a free-standing or wall-mounted flagpole.
- (c) The size of a flag must not exceed four (4) feet by six (6) feet.
- (d) A displayed flag must be maintained and in good condition. A deteriorated flag must be replaced or removed.
- (e) No more than two (2) flags in addition to the flag of the United States or the flag of the State of Texas may be displayed at any time. No more than two (2) flags may be displayed on one flagpole at any given time.
- (f) High school, college, professional, or club sports team spirit flags may be displayed during the team's sports season and must be removed within fifteen (15) days of the end of the specific team's sports season.
- (g) Flags promoting social justice initiatives, but not advertising a political candidate or ballot item for an election will be limited to one (1) flag per property and may be

displayed on a freestanding or wall-mounted flagpole for a period not to exceed ninety (90) days.

- (h) Political flags which advertise a political candidate or ballot item for an election may be displayed on a freestanding or wall-mounted flagpole up to ninety (90) days before the date of the election to which the flag relates and must be removed by the tenth (10th) day after the election date. Political flags will be limited to one (1) flag per political candidate or ballot item, not to exceed the two (2) total permitted flags in addition to the flag of the United States and the flag of the State of Texas.
- (i) If the flag is a seasonal or celebratory flag, the flag cannot be displayed more than thirty (30) days prior to the applicable holiday/celebration or for more than fourteen (14) days following the conclusion of the holiday/celebration.
- (j) Additionally, a flag cannot:
 - i. violate a law;
 - ii. contain language, graphics, or any display that would be considered offensive to the ordinary person; or
 - iii. be accompanied by music or other sounds, or by streamers, or is otherwise distracting to motorists.

II. FLAGPOLES

No Lot may display more than one (1) free-standing flagpole and one (1) wall-mounted flagpole. In accordance with the Declaration, flagpoles shall be considered an Improvement and are subject to the prior written approval of the Committee. The Association may require an Owner to remove flagpoles and/or flagpole footings that do not comply with these Guidelines.

- (a) A freestanding flagpole may not exceed twenty (20) feet in height, measured from the ground to the highest point of the flagpole.
- (b) A flagpole attached to the home or garage may not exceed six (6) feet in length.
- (c) A flagpole, whether free-standing or attached to the home or garage, must be constructed of permanent, long-lasting materials with a finish appropriate to materials used in the construction of the flagpole and harmonious with the home on the Lot on which it is located.
- (d) A flagpole may not be located in an easement or encroach into an easement.

- (e) A free-standing flagpole may not be located nearer to a property line of the Lot than the applicable setbacks as either shown on the recorded plat or as set forth in the Declaration. Provided, with the prior written approval of the Committee, a free-standing flagpole may be located up to five feet (5') in front of the front building setback line for a Lot.
- (f) A flagpole must be maintained in good condition. A deteriorated or structurally unsafe flagpole must be repaired, replaced, or removed.
- (g) An Owner is prohibited from locating a flagpole on property owned or maintained by the Association.
- (h) A freestanding flagpole must be installed in accordance with the manufacturer's guidelines and specifications.
- (i) If the footing and/or stand for a freestanding flagpole extends above the surface of the ground, the Committee may require the installation of landscaping to screen the stand and/or footing from view.
- (j) **Noise.** An external halyard on a flagpole is required to be securely affixed to the flagpole so that it is not moved by the wind and thereby permitted to clang against the flagpole.

In the event of a conflict between a provision in the Declaration and a provision in this Policy that is based upon applicable law, the provision in this Policy controls.

I hereby certify that I am the duly elected, qualified and acting Secretary of the Association and that the foregoing Flag Policy was approved by not less than a majority vote of the Board of Directors as set forth above and now appears in the books and records of the Association, to be effective upon recording in the Official Public Records of Williamson County, Texas.

TO CERTIFY which witness my hand this the 19 day of MAY, 2021.

SENDERO SPRINGS AT BRUSHY CREEK
HOMEOWNERS ASSOCIATION, INC.

By:  _____

Print Name: BHARAT SWATANTRAN

Its: Secretary

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

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BEFORE ME, the undersigned notary public, on this 19 day of MAY, 2021, personally appeared BHARAT SWATHY TRAH, Secretary of Sendero Springs at Brushy Creek Homeowners' Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and in the capacity therein expressed.

Jennifer Payne
Notary Public in and for the State of Texas



**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

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Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas