Covered Bridge Canyon Home Owners Association

108 Covered Bridge Drive

Fort Worth, Texas 76108

FLAG POLICY

Flags permitted to be displayed in the HOA are:

- The flag of the United States of America. Any such display must be in accordance with 4 U.S.C. Sections 5-10.
- The flag of the State of Texas. Any such display must be in accordance with Chapter 3100, Government Code.

Other flags may be flown and displayed provided they do not:

- Contain language, graphics, or any display that is patently offensive.
- Violate the election sign policy (flags can be considered election signs).

Flag displays shall be permitted only on property owned by the owner or over which the owner has exclusive control and use.

A flagpole attached to a dwelling or a freestanding flagpole must be constructed of a permanent, long-lasting material, with a finish appropriate to the materials used in the construction of the flagpole and harmonious with the dwelling.

The display of a flag, or the location and construction of the supporting flagpole, must comply with applicable zoning ordinances, easements, and set backs of record.

A displayed flag and the flagpole on which it is flown must be maintained in good condition. Any deteriorated flag or deteriorated or structurally unsafe flagpole must be repaired or removed.

No more than one flagpole may be constructed on any property, and no flagpole shall exceed more than 20 feet in height. (existing flag poles as of 090423 shall be exempt from this requirement)

Flags may not be displayed that exceed a dimension of 6 feet in height by 8 feet in width.

Lighting used to illuminate any displayed flag shall not operate to create a nuisance, and shall not illuminate any property other than the owner of such displayed flags property, nor shall it illuminate the interior of any dwelling at any time.

External lanyard(s) of a flagpole shall be designed to minimize noise such that they may not be heard on adjacent property.

Approved: September 4, 2023

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RELIGIOUS SYMBOLS POLICY

CBC homeowners may display or affix on the owner's or resident's property or dwelling one or more religious items the display of which is motivated by the owner's or resident's sincere religious belief.

Not withstanding the above, the homeowner may not display or affix such symbols if they:

1. Threaten public health or safety.
2. Violate a law other than a law prohibiting the display of religious speech.
3. Contain language, graphics, or any display that is patently offensive for reasons other than its religious content.
4. Are located on common area or common element property.
5. Violate any applicable building line, right-of-way, setback, or easement; or are attached to a traffic control device, streetlamp, fire hydrant, utility sign, pole, or fixture.
6. Violate the Election Sign Policy
7. Violate the Flag Policy

Reference: The Homeowners Religious Freedom Act, SB 581, Section 202.019 of the Texas Property Code.

Approved: September 4, 2023

Covered Bridge Canyon HOA

Election Sign Policy

Covered Bridge Canyon property owners may display one or more sign(s) regarding a political candidate, proposition, question, or amendment with the following restrictions. This policy applies to any person who has announced a candidacy for political office and will be on an upcoming election ballot. It applies to any proposition, question, amendment, etc. that will appear on an upcoming ballot. The policy applies to Federal, State, County and Local elections and is limited to only those elections in which the residents of Covered Bridge Canyon are eligible to vote.

1. Signs are only allowed 90 days before an election and 10 days after an election.
2. The signs must be ground-mounted (except for flags allowed by the flag policy).
3. Only one sign per candidate/proposition is allowed on a single property.
4. The sign must not be composed of or contain:
    - Roofing material.
    - Siding.
    - Paving materials.
    - Flora.
    - Balloons or lights.
    - Other similar building, landscaping, or non-standard decorative component material.
5. The sign must not be attached to:
    - Any plant material.
    - Any traffic control device.
    - A light, trailer, vehicle or other structure or object.
6. The sign may not:
    - Be painted or drawn on architectural surfaces.
    - Threaten the Public Health and Safety.
    - Be Larger than four feet by six feet.
    - Violate existing laws or HOA policies.
    - Contain language, graphics or any display that would be offensive to the ordinary person.
    - Be accompanied by music or sounds or streamers or any other item that might be distracting to motorist.

The HOA may remove signs that do not comply with the above restrictions.

Title 15, Chapter 259, Section 259.002

Approved: September 4, 2023