

DISPLAY OF RELIGIOUS ITEMS POLICY
for
SPRING SHADOWS CIVIC ASSOCIATION

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, Alexis Loving, Secretary of Spring Shadows Civic Association, do hereby certify that in the open session of a properly noticed meeting of the Board of Directors of the Association, duly called and held on the 20th day of September, 2021, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following Display of Religious Items Policy was duly approved by at least a majority vote of the members of the Board present at the meeting.

RECITALS:

1. The property encumbered by this Display of Religious Items Policy ("Policy") is all residential property under the jurisdiction of the Spring Shadows Civic Association ("Association") per the Association's Dedicatory Instruments [as that term is defined by Texas Property Code Section 209.002(4)] and any other property which may subsequently be annexed thereto and made subject to the authority of the Association.
2. Section 202.018 of the Texas Property Code ("Code") gives owners and residents certain statutory rights to install religious items subject to the right of the Association to adopt certain rules and regulations regulating the religious items and placement.
3. The Board of Directors ("Board") of the Association desires to adopt a display of religious items policy consistent with the provisions of Section 202.018 of the Code.
4. This Policy replaces and supersedes any previously recorded or implemented policy that addresses the subjects contained herein including, but not limited to, Section 6 of the Guidelines relating to Rain Barrels and Rain Harvesting Systems, Solar Energy Devices, Storm and Energy Efficient Shingles, Flags, and Religious Items for Spring Shadows Civic Association attached to the Supplemental Notice of Dedicatory Instruments for Spring Shadows Civic Association recorded in the Official Public Records of Real Property of Harris County, Texas

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under Clerk's File No. 20120254638.

POLICY:

Owners and residents are generally permitted to display or affix one or more religious items on the owner's or resident's property or dwelling, the display of which is motivated by the owner's or resident's sincere religious belief.

ACC Application Required. Before a religious display contemplated by the Code is displayed or affixed on an owner's or resident's property, an Architectural Control Committee ("ACC") application must be submitted to the Association and approved in writing in accordance with Association's Dedicatory Instruments. The following information must be included with the application:

- a. Type and description of religious display;
- b. Site plan indicating the location of the proposed religious display with respect to any applicable building line, right-of-way, setback or easement on the owner's or resident's property.

Notwithstanding the foregoing, the following displays shall not require ACC approval. All other religious displays shall require ACC approval as set forth above.

- a. One or more religious items displayed or affixed on the entry of an owner's or resident's dwelling, not exceeding twenty-five (25) square inches, shall not require ACC approval.
- b. Seasonal holiday decorations which are temporary and commonly associated with a seasonal holiday may be displayed no more than sixty (60) days before and (30) days after the seasonal holiday in question. The Board has the sole discretion to determine what constitutes a seasonal holiday decoration. Should an owner or resident desire to permanently display a religious display, an ACC application is required as set forth above.

The display or affixing of a religious item on the owner's or resident's property or dwelling is prohibited under the following circumstances:

1. The item threatens the public health or safety;
2. The item violates a law other than a law prohibiting the display of religious speech;
3. The item contains language, graphics or any display that is patently offensive to a passerby for reasons other than its religious content;
4. The item is installed on property:
 - a. owned or maintained by the Association; or

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- b. owned in common by members of the Association.
- 5. The item violates any building line, right-of-way, setback or easement that applies to the religious item pursuant to a law or the Association's dedicatory instruments; or
- 6. The item is attached to a traffic control device, streetlamp, fire hydrant or utility sign, pole or fixture.

The ACC may, in its discretion, determine that certain seasonal religious displays do not require the written approval of the ACC.

Any installation not in compliance with this Policy will be considered a violation of the dedicatory instruments governing the subdivision.

I hereby certify that I am the duly elected, qualified and acting Secretary of the Association and that the foregoing Display of Religious Items Policy was approved by not less than a majority vote of the Board 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 Real Property of Harris County, Texas.

SPRING SHADOWS CIVIC ASSOCIATION

By: 

Printed: Alexis Loung
Its: Secretary

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THE STATE OF TEXAS
COUNTY OF HARRIS

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BEFORE ME, the undersigned notary public, on this 20th day of September
2021, personally appeared Alexis Loving, as Secretary
of Spring Shadows Civic Association, known to me to be the person whose name is subscribed to
the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose
and in the capacity therein expressed.

Sharon L. Noake
Notary Public in and for the State of Texas

