RP-2021-540995
09/21/2021 ER $22.00

RESOLUTION REGARDING ADOPTION OF AMENDED GUIDELINES FOR DISPLAY OF CERTAIN RELIGIOUS ITEMS – 2021 SPRING CREEK OAKS COMMUNITY IMPROVEMENT ASSOCIATION, INC.

STATE OF TEXAS §
§ KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF HARRIS §

WHEREAS, the Spring Creek Oaks Community Improvement Association, Inc. ("the Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the Association's By-Laws, and the respective Declaration of Covenants, Conditions & Restrictions encumbering all properties governed by Spring Creek Oaks Community Improvement Association, Inc. (collectively referred to as "the Declarations");

WHEREAS, Section 202.018 of Chapter 202 of the Texas Property Code was amended by the 87th Legislature, addressing the regulation of display of certain religious items; and

WHEREAS, the Board of Directors of the Association ("the Board") has determined that in keeping with the new laws, and in connection with maintaining the aesthetics and architectural harmony of the community, and to provide clear and definitive guidance regarding the display of certain religious items therein, it is appropriate for the Association to adopt amended guidelines regarding the display of certain religious items within the community.

NOW, THEREFORE, BE IT RESOLVED that the Board has duly adopted the following Amended Guidelines for Display of Certain Religious Items within the community.

1. A property owner or resident may display or attach one or more religious items to their property or dwelling. Such items may include any item related to any faith that is motivated by the resident's sincere religious belief.
2. To the extent allowed by the Texas state constitution and the United States constitution, any such displayed or affixed religious items may not:
   a. threaten public health or safety; or
   b. violate a law other than a law prohibiting the display of religious speech; or
   c. contain language, graphics or any display that is patently offensive to a passerby for reasons other than its religious content; or
   d. be installed on property that is:
      (i) owned or maintained by the Association; or
      (ii) owned in common by members of the Association;
   e. violate an applicable building line, right-of-way, or easement; or
   f. be attached to a traffic control device, street lamp, fire hydrant, or utility sign, pole, or fixture.
3. Approval from the Architectural Committee is not required for displaying religious items in compliance with these amended guidelines. The display of

RP-2021-540995

items which do not fall within the above-stated provisions requires submission of an appropriate application and pre-approval of the Association and/or its Architectural Committee.

These amended guidelines are effective upon being recorded in the Official Public Records of Real Property of Harris County, and supersede any guidelines for display of certain religious items which may have previously been in effect. Except as affected by Section 202.018 of the Texas Property Code and/or by these amended guidelines, all other provisions contained in the Declarations or any other dedicatory instruments of the Association are not affected hereby, and shall remain in full force and effect.

Adopted by the Board on this 14 day of September 2021.

CERTIFICATION

"The undersigned, being a Director of Spring Creek Oaks Community Improvement Association, Inc., hereby certify that the foregoing Resolution regarding Adoption of Amended Guidelines for Display of Certain Religious Items – 2021 was adopted by the Board of Directors of Spring Creek Oaks Community Improvement Association, Inc., at a meeting of such Directors at which a quorum was present, or as otherwise authorized by law."

Laura Junek
Director, Spring Creek Oaks Community Improvement Association, Inc.

STATE OF TEXAS §
§
COUNTY OF HARRIS §

Before me, the undersigned authority, on this day personally appeared Laura Junek, Director of Spring Creek Oaks Community Improvement Association, Inc., a Texas non-profit corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said entity for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 14th day of September, 2021.

THERESA L. BEREND
Notary Public, State of Texas
Comm. Expires 02-04-2023
Notary ID 130103001

Theresa L. Berend
Notary Public, State of Texas

Theresa L. Berend
Printed Name

RP-2021-540995

RP-2021-540995

Pages 3

09/21/2021 02:38 PM

e-Filed & e-Recorded in the

Official Public Records of

HARRIS COUNTY

TENESHIA HUDSPETH

COUNTY CLERK

Fees $22.00

RP-2021-540995

RECORDERS MEMORANDUM
This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.
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.

COUNTY CLERK
HARRIS COUNTY, TEXAS