

THE REGENCY HOUSE CONDOMINIUM ASSOCIATION
GUIDELINES FOR DISPLAY OF CERTAIN RELIGIOUS ITEMS

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

WHEREAS, The Regency House Condominium Association, a Texas nonprofit corporation (the "Association") is the governing entity for The Regency House, a Condominium Complex located in Harris County, Texas (the "Complex"); and

WHEREAS, the Association is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declaration; and

WHEREAS, these Guidelines for Display of Certain Religious Items are applicable to the Complex and the Association; and

WHEREAS, all terms used herein that are defined in Chapter 202 of the Texas Property Code shall have the meanings as defined in the statute; and

WHEREAS, Section 202.018 of the Texas Property Code was amended to specifically define the degree to which unit owners within the Complex may maintain religious displays on their unit; and

WHEREAS, to the extent any existing governing document or dedicatory instrument does not conflict with these guidelines or Section 202.018 of the Texas Property Code, such provision remains in full force and effect, including requirements pertaining to approval of improvements prior to installation; and

WHEREAS, this Dedicatory Instrument represents Restrictive Covenants as those terms are defined by Texas Property Code Section 202.001, et. seq, and the Association shall have and may exercise discretionary authority with respect to these Restrictive Covenants; and

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

NOW, THEREFORE, in light of the foregoing and in compliance with the Texas Property Code, the Association hereby adopts and imposes on the Complex and the Association the following *Guidelines for Display of Certain Religious Items*:

1. Pursuant to Section 202.018 of the Texas Property Code, a unit owner or resident may display or affix on the owner's or resident's unit, one or more religious items, subject to the following regulations:

RP-2021-514300

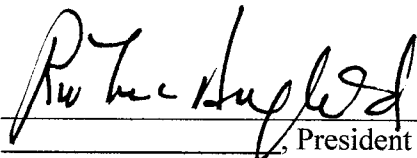
2. A unit owner or resident shall not display or affix a religious item if the religious display or item:
 - a.) is not motivated by the unit owner or resident's sincere religious belief;
 - b.) threatens the public health or safety;
 - c.) violates a law other than a law prohibiting the display of religious speech;
 - d.) is installed on a common area or place that is owned or maintained by the Association;
 - e.) placement violates a building or property line, easement, setback, or right-of-way;
 - f.) is attached to a street lamp, fire hydrant, traffic control device, utility sign, pole, or fixture;
 - g.) contains language or graphics that are patently offensive for reasons other than its religious content
3. Approval from the Board of Directors is not required for display of religious items in compliance with these guidelines.
4. The Association shall determine if the religious item is violation of Section 2 above.
5. As provided by Section 202.018, the Association may remove any items displayed in violation of these guidelines.

The guidelines are effective upon recordation in the Public Records of Harris County, and supersede any guidelines for certain religious items which may have previously been in effect. Except as affected by Section 202.018 and/or by these guidelines, all other provisions contained in the Declaration or any other dedicatory instruments of the Association shall remain in full force and effect.

CERTIFICATION

I, the undersigned, being the President of The Regency House Condominium Association, hereby certify that the foregoing Guidelines were adopted by at least a majority of The Regency House Condominium Association's Board of Directors at a properly noticed, open Board meeting, at which a quorum of the Board was present.

Approved and adopted by the Board of Directors on the 3RD ^{September} day of ~~August~~ 2021.



 President of The
 Regency House Condominium Association

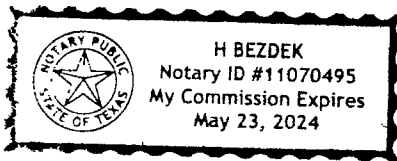
STATE OF TEXAS

§
§
§

COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared RICHARD McDUGALD, President of The Regency House Condominium Association, a Texas 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 corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 3RD day of ~~August~~ ^{September} 2021.



[Signature]
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

ESG | SEARS
BENNETT
& GERDES, LLP

6548 GREATWOOD PKWY.
SUGAR LAND, TEXAS 77479

RP-2021-514300

RP-2021-514300
Pages 4
09/08/2021 11:57 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$26.00

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.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2021-514300