

NORTHCREST HOMEOWNERS ASSOCIATION, INC.

AMENDED RELIGIOUS ITEM DISPLAY GUIDELINES

WHEREAS, Section 202.018 of the Texas Property Code precludes associations from adopting or enforcing a provision in a dedicatory instrument which prohibits an owner or resident from displaying or affixing 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; and

WHEREAS, pursuant to Section 202.018(b) of the Texas Property Code, Northcrest Homeowners Association, Inc. (the "Association") is permitted to adopt and enforce certain limitations on the display of religious items; and

WHEREAS, the Association may have previously adopted Religious Item Display Guidelines (the "Original Guidelines"); and

NOW, THEREFORE, IT IS RESOLVED, in order to comply with recent changes to Section 202.018 of the Texas Property Code, the Association desires to replace any Original Guidelines with the following guidelines to govern the display of religious symbols (the "Amended Guidelines").

- A. An owner or resident may not display or affix a religious item on the owner or resident's property or dwelling which:
 1. threatens the public health or safety;
 2. violates a law other than a law prohibiting the display of religious speech;
 3. contains language, graphics, or any display that is patently offensive to a passerby for reasons other than its religious content;
 4. is installed on property:
 - (a) owned or maintained by the Association; or
 - (b) owned in common by members of the Association;
 5. violates any applicable building line, right-of-way, setback, or easement; or
 6. is attached to a traffic control device, street lamp, fire hydrant, or utility sign, pole, or fixture.
- B. The definitions contained in the Association's dedicatory instruments are hereby incorporated herein by reference.
- C. In the event of any conflict between Section 202.018 of the Texas Property Code and any restrictions contained in any dedicatory instrument of the Association, Section 202.018(b) and these Amended Guidelines control.

IT IS FURTHER RESOLVED that these Amended Religious Item Display Guidelines are effective upon adoption and recordation hereof, to remain in force and effect until revoked, modified or amended.

This is to certify that the foregoing guidelines were adopted by the Board of Directors at a meeting of same on 8/26/21, and have not been modified, rescinded or revoked.

DATE: 8/26/21

Gina Rudd
Secretary