

BEAR CREEK MAINTENANCE ASSOCIATION, INC.

RELIGIOUS DISPLAY POLICY

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

WHEREAS, Bear Creek Maintenance Association, Inc. (the "Association"), is the governing entity for Bear Creek Village Sections 14 and 15 (which include Feste Park at Bear Creek Village), additions in in Harris County, Texas according to the maps or plats thereof recorded in the Map Records of Harris County, Texas under Clerk's Film Code Nos. 296046 and 306067, (Feste Bear Creek Village being a replat of portions of Bear Creek Village, Sections 14 and 15, and recorded under Clerk's Film Code No. 347077) respectively, along with any amendments, replats and supplements thereto, (the "Subdivision"); and

WHEREAS, this Religious Display Policy is applicable to the Subdivision and Association; and

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

WHEREAS, Sections 202.018 of the Texas Property Code was amended to more specifically define the degree to which property owners within the Subdivision may maintain religious displays on their property; and

WHEREAS, to the extent this policy conflicts with any existing governing document or dedicatory instrument of the Association or Subdivision, this policy controls by virtue of such contrary provision being pre-empted by State law; and

WHEREAS, to the extent any existing governing document or dedicatory instrument does not conflict with this policy or Section 202.018 of the Texas Property Code, such provision remains in full force and effect, including requirements that application for and approval of improvements be obtained prior to installation; and,

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

NOW THEREFORE, in view of the foregoing and in compliance with the Texas Property Code, the Association hereby adopts and imposes on the Subdivision and the Association the following policies, rules, and regulations:

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

RP-2021-460509

1. No Owner may display or affix a religious item that:
 - a. is not motivated by the owner's or resident's sincere religious belief (the association should not attempt to discern a person's motive or sincerity of belief beyond that stated by the owner or resident);
 - b. threatens the public health or safety;
 - c. violates a law other than a law prohibiting the display of religious speech;
 - d. contains language, graphics, or any display that is patently offensive to a passerby for reasons other than its religious content.
2. No Owner may display or affix a religious item on property owned or maintained by the Association.
3. No Owner may display or affix a religious item in violation of any applicable building line, right-of-way, setback, or easement.
4. No Owner may display or affix a religious item to a traffic control device, street lamp, fire hydrant, or utility sign, pole, or fixture.

CERTIFICATION

"I, the undersigned, being a Director of Bear Creek Maintenance Association, Inc., hereby certify that the foregoing was adopted by at least a majority of Bear Creek Maintenance Association, Inc.'s board of directors, at a properly noticed, open board meeting, at which a quorum of the board was present."

By: 

Print name: Merry J. Vest

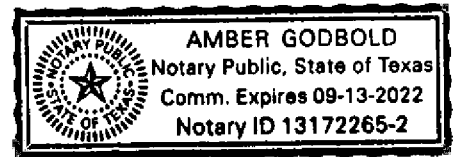
Title: President

ACKNOWLEDGEMENT

STATE OF TEXAS

§
§
§

COUNTY OF HARRIS



BEFORE ME, the undersigned authority, on this day personally appeared the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that he is the person who signed the foregoing document in his representative capacity and that the statements contained therein are true and correct.

Given under my hand and seal of office this the 9th day of August, 2021.


Notary Public, State of Texas

RP-2021-460509

RP-2021-460509
Pages 3
08/13/2021 08:24 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$22.00

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.




COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2021-460509