

**CERTIFICATE OF ADOPTION
OF
RELIGIOUS DISPLAY GUIDELINES
OF
WEST OAKS HOMEOWNERS' ASSOCIATION**

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

WHEREAS, the Board of Directors (the “Board”) of West Oaks Homeowners' Association, a Texas non-profit corporation (the “Association”) is charged with administering and enforcing those certain covenants, conditions, and restrictions encumbering the West Oaks community (the “Community”); and

WHEREAS, Chapter 202 of the Texas Property Code was amended effective May 31, 2021, to amend Section 202.018 (a) and (b) thereto (“Section 202.018”); and

WHEREAS, Section 202.018 requires a property owners' association to allow religious displays motivated by the owner's or resident's sincere religious belief, subject to certain guidelines and restrictions; and

WHEREAS, the Board has determined that in connection with the adoption of guidelines and restrictions on religious displays in the Community, it is appropriate for the Association to adopt the guidelines described herein below; and

WHEREAS, the Bylaws of the Association provide that a majority of the members of the Board shall constitute a quorum for the transaction of business and that the action of a majority of the members of the Board at a meeting at which a quorum is present is the action of the Board; and

WHEREAS, the Board held a meeting on the 24th day of August, 2021 (the “Adoption Meeting”), at which at least a majority of the members of the Board were present and duly passed the guidelines described herein below (the “Religious Display Guidelines”).

NOW, THEREFORE, to give notice of the matters set forth herein, the undersigned, being the President of the Association, does hereby certify that at the Adoption Meeting, at least a majority of the members of the Board were present and the Board duly adopted the Religious Display Guidelines. The Religious Display Guidelines are effective upon recordation of this Certificate in the Official Public Records, and supplement any restrictive covenants, guidelines or policies regarding the types of religious displays described in guidelines which may have previously been in effect for the Community, unless such restrictive covenants, guidelines or policies are in conflict with the Religious Display Guidelines, in which case the terms in the Religious Display Guidelines will control. The Religious Display Guidelines are as follows:


An owner or resident may display or affix 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, subject to the following restrictions:

- a. The religious display must generally be harmonious with the Community and the improvements on the owner's or resident's property and the size of the religious display must be reasonable in relation to its location on the property or dwelling.
- b. The display or affixing of a religious item on the owner's or resident's property or dwelling that threatens the public health or safety is prohibited.
- c. The display or affixing of a religious item on the owner's or resident's property or dwelling that violates a law other than a law prohibiting the display of religious speech is prohibited.
- d. The display or affixing of a religious item on the owner's or resident's property or dwelling that contains language, graphics, or any display that is patently offensive to a passerby for reasons other than its religious content is prohibited.
- e. The display or affixing of a religious item on property owned or maintained by the Association is prohibited.
- f. The display or affixing of a religious item on property owned in common by members of the Association is prohibited.
- g. The display or affixing of a religious item on the owner's or resident's property or dwelling that violates any applicable building line, right-of-way, setback, or easement is prohibited.
- h. The display or affixing of a religious item to a traffic control device, street lamp, fire hydrant, or utility sign, pole, or fixture is prohibited.
- i. Religious displays and items that are not properly maintained or go into a state of disrepair is prohibited and must be promptly repaired, replaced or removed.
- j. Prior to installation of any religious display, or the affixing of a religious item on the owner's or resident's property or dwelling, the owner or resident must submit to the Association's architectural reviewing body (the "Architectural Reviewing Body") plans and specifications, including dimensions, colors, material, and proposed location on the owner's or resident's property, scaled in relation to all boundary lines and other improvements on the property of the proposed religious display and/or item and receive written approval from the Architectural Reviewing Body. Notwithstanding the foregoing, written approval from the Architectural Reviewing Body is not required for religious displays or items attached to any exterior door or door frame of the home that are 25 square inches or smaller. For example and without limitation, no prior permission is required to place a cross or a mezuzah smaller than 25 square inches on the home's front door or door frame.

- k. Seasonal holiday decorations are not considered religious display items and therefore may be governed by other guidelines adopted by the Association.

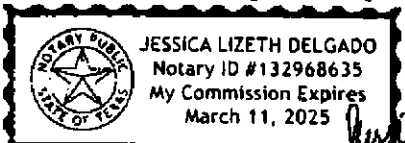
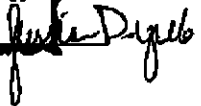
EXECUTED on the date of the acknowledgment set forth herein below, to be effective as set forth above.

West Oaks Homeowners' Association,
a Texas non-profit corporation

By: 
Andy Rathbun, President

THE STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

This instrument was acknowledged before me on August 8th, 2021, by Andy Rathbun, President of West Oaks Homeowners' Association, a Texas non-profit corporation, on behalf of said corporation.


Notary Public, State of Texas 

WHEN RECORDED, RETURN TO:
Hoover Slovacek LLP
5051 Westheimer, Suite 1200
Houston, Texas 77056

FILED and RECORDED

Instrument Number: 2021057527

Filing and Recording Date: 08/31/2021 01:29:28 PM Pages: 4 Recording Fee: \$34.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, appearing to read "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria County, Texas

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