SUMMERSET ESTATES PROPERTY OWNERS ASSOCIATION
GUIDELINES FOR DISPLAY OF CERTAIN RELIGIOUS ITEMS

STATE OF TEXAS §
§
COUNTY OF MONTGOMERY §

WHEREAS, Summerset Estates Property Owners Association, a Texas nonprofit corporation (the "Association") is the governing entity for Summerset Estates, a Subdivision in Montgomery County, Texas (the "Subdivision"); and

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

WHEREAS, this Religious Display Policy is applicable to the Subdivision 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 property owners within the Subdivision may maintain religious displays on their property; 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 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 §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 Subdivision, 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 Subdivision and the Association the following *Guidelines for Display of Certain Religious Items*:

1. 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 of dwelling, one or more religious items, subject to the following regulations:

2. An Owner or resident shall not display or affix a religious item if the religious display or item:

   a.) Is not motivated by the 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 Architectural Control Committee ("ACC") is not required for displaying 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 Montgomery 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 Summerset Estates Property Owners Association, hereby certify that the foregoing Policy was adopted by at least a majority of the Summerset Estates Property Owners 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 28 day of March 2022.

Kevin Simon

_____

_____, President of Summerset Estates Property Owners Association

STATE OF TEXAS §
§
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Before me, the undersigned authority, on this day personally appeared Kevin Simon _____, President of Summerset Estates Property Owners 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 28th day of March 2021.

Paula Diane Case
Notary Public, State of Texas

PAULA DIANE CASE
Notary ID #5876929
My Commission Expires
April 18, 2025

AFTER RECORDING, RETURN TO:

SEARS
BENNETT
& GERDES, LLP

6548 GREATWOOD PKWY.
SUGAR LAND, TEXAS 77479

Doc #: 2022041369
Pages 4

E-FILED FOR RECORD
04/01/2022 11:24AM

COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF MONTGOMERY
I hereby certify that this instrument was e-filed in the file number sequence on the date and time stamped herein by me and was duly e-RECORDED in the Official Public Records of Montgomery County, Texas.

04/01/2022

County Clerk
Montgomery County, Texas