

**RELIGIOUS ITEMS DISPLAY POLICY for the
ROYAL RIDGE PATIO HOMES ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

WHEREAS, all of the property located in the Royal Ridge Unit VI Subdivision (the “Subdivision”) is subject to that certain Declaration of Covenants, Conditions and Restrictions recorded as Document No. 681627, and as amended, in the Official Public Records of Bexar County, Texas, (the “Declaration”);

WHEREAS, in accordance with the Declaration, the Royal Ridge Patio Homes Association, Inc., a Texas nonprofit corporation (the “Association”) was created to administer the terms and provisions of the Declaration. Unless the Declaration or applicable law expressly provides otherwise, the Association acts through a majority of its board of directors (the “Board”);

WHEREAS, the Association is empowered to enforce the restrictive covenants, bylaws, or similar instruments governing the administration or operation of the Association (collectively, the “Dedicator Instruments”);

WHEREAS, Section 202.018 of the Texas Property Code was amended effective May 31, 2021, regarding the regulation of the display of certain religious items; and

WHEREAS, the Board of the Association desires to hereby establish a Religious Items Display Policy consistent with the provisions of Section 202.018 and to provide clear and definitive guidance to its members.

NOW THEREFORE, the Board has duly adopted the following *Religious Items Display Policy* (the “Policy”):

RELIGIOUS ITEMS DISPLAY POLICY

1. A property owner or resident may display or affix religious items to their property. Such items include those related to any faith that is motivated by the owner’s or resident’s sincere religious belief.
2. To the extent allowed by the Texas Constitution and the United States Constitution, any such displayed or affixed religious items may not:
 - a. Threaten the public health or safety;
 - b. Violate a law other than a law prohibiting the display of religious speech;
or
 - c. Contain language, graphics, or any display that is patently offensive to a passerby for reasons other than its religious content.

3. Religious items may be displayed only on the private property owned by the record title owner. Religious items may not be displayed or affixed on:
 - a. Property owned or maintained by the Association
 - b. Property owned in common by members of the Association;
 - c. Property effected by any valid building line, right-of-way, setback, or easement; or
 - d. Any traffic control device, street lamp, fire hydrant, utility sign, pole, or fixture.
4. Approval from the Association is not required for displaying religious items in compliance with this Policy.
5. This Policy will not be interpreted to apply to otherwise permitted temporary seasonal holiday decorations, such as lighting, wreaths, and/or yard decorations. To the extent such temporary seasonal holiday decorations are not of a religious nature, the Board has the sole discretion to determine what items qualify as temporary seasonal holiday decorations and may impose time limits and other restrictions on the display of such decorations. Temporary seasonal holiday decorations may not be installed more than thirty (30) days before the respective holiday and shall be removed no later than fourteen (14) days after the same holiday.
6. Miscellaneous.
 - a. Amendment. This Policy may be revoked or amended from time to time by the Board. This Policy will remain effective until the Association records an amendment to this Policy in the Official Public Records of Bexar County, Texas.
 - b. Conflict. In the event of any conflict between this Policy and any Dedicatory Instrument of the Association, this Policy controls.
 - c. Effective Date. This Policy is effective upon recordation in the Official Public Records of Bexar County, Texas.