

# ESTATES OF WELLINGTON RUN COMMUNITY ASSOCIATION, INC.

## REVISED GUIDELINES FOR THE DISPLAY OF CERTAIN RELIGIOUS ITEMS

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS, the Estates of Wellington Run Community Association, Inc. ("Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in Declaration of Protective Covenants for the Estates of Wellington Run, filed for record and recorded on January 20, 1995, as Instrument No. 199500130352, Volume 95013, Page 06268 *et seq.* of the Deed Records of Dallas County, Texas (the "Declaration"), as such may be amended and/or supplemented from time to time; and

WHEREAS, Chapter 202 of the Texas Property Code was amended to add Section 202.018 thereto dealing with the regulation of religious item display, and the Association previously adopted a policy regarding such that it now desires to replace; and

WHEREAS, Sections 202.018(a) and (b) of the Texas Property Code were amended; and

WHEREAS, the Board of Directors (the "Board") of the Association has determined that in connection with maintaining the aesthetics and architectural harmony of the community, and to provide clear and definitive guidance regarding the display of certain religious items therein, it is appropriate for the Association to revise its guidelines regarding the display of certain religious items within the community.

NOW, THEREFORE, the Board has duly adopted the following *Revised Guidelines for the Display of Certain Religious Items*.

1. A property owner or resident may display or attach one or more religious items on their property or dwelling. Such items include anything related to any faith that is motivated by the owner or resident's sincere religious belief or tradition.
2. To the extent allowed by the Texas state constitution and the United States constitution, any such displayed or affixed religious items:
  - a. may not threaten public health or safety;
  - b. may not violate a law other than a law prohibiting the display of religious speech;
  - c. may not contain language, graphics or any display that is patently offensive to a passerby for reasons others than its religious content;
  - d. may not be installed on property owned or maintained by the Association;
  - e. may not violate any applicable building line, right-of-way, setback or easement;  
and
  - f. may not be attached to a traffic control device, street lamp, fire hydrant, or utility sign, pole or fixture.

3. Approval from the Association is not required for displaying religious items in compliance with these guidelines.
4. As provided by Section 202.018, the Association may remove any items displayed in violation of these guidelines.

This Policy is effective upon recordation in the Public Records of Dallas County, Texas and supersedes any policy regarding the display of certain religious items which may have previously been in effect. Except as affected by Section 202.018 and/or by this Policy, all other provisions contained in the Declaration or any other dedicatory instrument of the Association shall remain in full force and effect.

This is to certify that the foregoing Policy was adopted by the Board at a meeting of the same held January 17, 2023, and has not been modified, rescinded or revoked.

**ESTATES OF WELLINGTON RUN  
COMMUNITY ASSOCIATION, INC.**

By: Lisa Smith

Lisa Smith  
Printed Name

Title: President