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Jama Kichard
Laura Richard, County Clerk
Fort Bend County Texas

Pages: 3

Fee: \$24.00

COVINGTON WOODS COMMUNITY ASSOCIATION, INC. RELIGIOUS DISPLAY POLICY

STATE OF TEXAS §
COUNTY OF FORT BEND §

WHEREAS, Covington Woods Community Association, Inc. (hereinafter the "Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the various sections of Covington Woods (hereinafter the "Subdivision"), a subdivision in Fort Bend County, Texas (referred to collectively as "Declarations"); and

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

WHEREAS, all terms used in this Policy that are defined in Chapter 209 of the Texas Property Code shall have the same meaning as defined in said statute;

WHEREAS, Section 202.018 of the Texas Property Code was amended, effective May 31, 2021, to more specifically define the nature and degree to which a property owner within the Subdivision may maintain a religious display on the Owner's property and the ability of the property owners association to attempt to maintain the aesthetics and architectural harmony of the subdivision;

WHEREAS, to the extent that this Policy conflicts with any existing governing document or dedicatory instrument of the Association or Subdivision, this Policy controls over such provision. To the extent that any existing governing document or dedicatory instrument does not conflict with this Policy, such provision shall remain in full force and effect; and

WHEREAS, this Dedicatory Instrument constitutes a Restrictive Covenant as that term is defined by the Texas Property Code §202.001, and the Association shall have and may exercise discretionary authority with respect to this Restrictive Covenant;

NOW, THEREFORE, in consideration of the foregoing and in compliance with the Texas Property Code, the Board of Directors of the Association ("Board") hereby approves, adopts and imposes on the Association and the Subdivision the following:

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 item, subject to the following criteria:

1. No Owner or resident may display or affix a religious item that:

- a. is not motivated by the Owner's or resident's sincere religious belief, tradition or faith (the Association is not permitted to discern a person's motive or sincerity of belief, tradition or faith beyond that which may be 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; and
- d. contains language, graphics, or any display that is patently offensive to a passerby for reasons other than its religious content.
- 2. No Owner or resident may display or affix a religious item on property owned by or maintained by the Association.
- 3. No Owner or resident may display or affix a religious item in violation of any applicable building line, right-of-way, setback, or easement.
- 4. No Owner or resident may display or affix a religious item to a traffic control device, street lamp, fire hydrant, or utility sign, pole or fixture.
- 5. No Owner may display or erect a religious item that exceeds six (6) feet in height, is located on the roof of the residential dwelling or garage, and/or is lit in such a manner that it shines or otherwise projects light effects onto a neighboring Lot.

This Policy is effective upon the later of either the date of recording in the Public Records of Real Property of Fort Bend County, Texas, or September 1, 2021, and supersedes, to the extent applicable, any policy for Religious Display 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 Declarations or any other dedicatory instrument of the Association shall remain in full force and effect.

Approved and adopted by at least a majority of the Board, at an open meeting duly noticed and at which meeting a quorum of the Board was present, on this _______ day of _______, 2021.

Covington Woods Community Association, Inc.

[notarization on the following page]

, President [printed name]

COUNTY OF Fort Bend §
Before me, the undersigned authority, on this day personally appeared hour personally appeared, President of Covington Woods Community Association, Inc., a
Texas non-profit corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that s/he has executed the same as the act of said corporation for the purposes and consideration therein expressed, and in the capacity therein stated.
Given under my hand and seal of office this // day of
Notary Public in and for the State of Texas
MOST SEARS
My Notary ID # 11801071

§

AFTER RECORDING RETURN TO:

Lori E. Alderson 1523 Avenue A Katy, Texas 77493

STATE OF TEXAS