

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 154121

ERecordings-RP

MISCELLANEOUS

Recorded On: August 25, 2021 08:23 AM

Number of Pages: 2

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" Examined and Charged as Follows: "

Total Recording: \$30.00

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\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 154121  
Receipt Number: 20210824001051  
Recorded Date/Time: August 25, 2021 08:23 AM  
User: Darcey B  
Station: Station 21

**Record and Return To:**

Corporation Service Company



STATE OF TEXAS  
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke  
County Clerk  
Denton County, TX

# Magnolia Flower Mound Residential Association, Inc.

## RELIGIOUS DISPLAYS POLICY

WHEREAS, The Association desires to allow homeowners the right to install religious displays on their lot motivated by a sincere religious belief

and, WHEREAS, Texas Property Code 202.018(a) and (b) have been amended by the Texas State Legislature

THEREFORE, THE BOARD OF DIRECTORS HEREBY RESOLVES, that the Association hereby adopts the following policy to establish a formal Religious Displays Policy as follows:

The Association will permit any Religious Display that: 1) is no more than four (4) feet in height; and 2) occupies no more than 16 square feet of yard space if displayed on a homeowner's yard; and 3) the number of displays are limited to no more than three (3) items; and the item(s)

- a) do not threaten the public health or safety;
- b) do not violate a law other than a law prohibiting the display of religious speech;
- c) do not contain language, graphics, or any display that is patently offensive to a passerby for reasons other than its religious content;
- (d) are not installed on property:
  - (1) owned or maintained by the property owners' association; or
  - (2) owned in common by members of the property owners' association;
- (e) do not violate any applicable building line, right-of-way, setback, or easement; or
- (f) are not attached to a traffic control device, street lamp, fire hydrant, or utility sign, pole, or fixture

Additionally, religious displays must be submitted as an architectural modification to the ARC Committee in advance of the installation, allowing the ARC Committee to review the modification and issue its approval before installation occurs to ensure the display is in compliance with this policy.

Holiday displays of a finite duration during a recognized holiday period will not require advance ARC Committee approval as long as they comply with provisions (a) through (f) above.

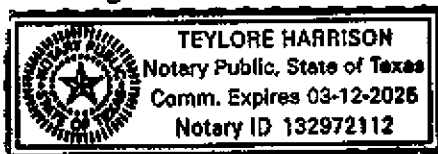
(The State of Texas) (County of Denton)

Executed this 20 day of August 2021 by Andy Kirby, Andy Kirby  
*Signature* *Print Name*

President of the Magnolia Flower Mound Residential Association, Inc.

Sworn to me on this 20 day of August, 2021 by Andy Kirby  
*Print Name*

President of the Magnolia Flower Mound Residential Association, Inc.



Teylore Harrison  
Notary Public - The State of Texas

My Commission expires: 3.12.25