

**CERTIFICATE OF ADOPTION
OF
RELIGIOUS DISPLAY GUIDELINES
OF
MERRYLANDS HOMEOWNERS ASSOCIATION**

STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF HARRIS §

WHEREAS, the Board of Directors (the "Board") of Merrylands Homeowners Association, a Texas non-profit corporation (the "Association") is charged with administering and enforcing that certain Merrylands Section One Declaration of Covenants, Conditions and Restrictions recorded in the Office of the County Clerk of Harris County, Texas, under Clerk's File No. RP-2019-124196, as may be supplemented and amended from time to time encumbering the Merrylands community (the "Community"); and

WHEREAS, Chapter 202 of the Texas Property Code was amended effective June 17, 2011, to add Section 202.018 ("Section 202.018") thereto; and

WHEREAS, Section 202.018 requires a property owners' association to allow religious displays motivated by the owner's or resident's sincere religious belief, subject to certain guidelines and restrictions; and

WHEREAS, the Board has determined that in connection with the adoption of guidelines and restrictions on religious displays in the Community, it is appropriate for the Association to adopt the guidelines described herein below; and

WHEREAS, the Bylaws of the Association provide that a majority of the members of the Board shall constitute a quorum for the transaction of business and that the action of a majority of the members of the Board at a meeting at which a quorum is present is the action of the Board; and

WHEREAS, the Board held a meeting on the April 4, 2019 (the "Adoption Meeting"), at which at least a majority of the members of the Board were present and duly passed the guidelines described herein below (the "Religious Display Guidelines").

NOW, THEREFORE, to give notice of the matters set forth herein, the undersigned, being the President of the Association, does hereby certify that at the Adoption Meeting, at least a majority of the members of the Board were present and the Board duly adopted the Religious Display Guidelines. The Religious Display Guidelines are effective upon recordation of this Certificate in the Official Public Records of Harris County, Texas (the "Official Public Records"), and supplement any restrictive covenants, guidelines or policies regarding the types of religious


displays described in the Religious Display Guidelines which may have previously been in effect for the Community, unless such restrictive covenants, guidelines or policies are in conflict with the Religious Display Guidelines, in which case the terms in the Religious Display Guidelines will control. The Religious Display Guidelines are as follows:

An owner or resident may display or affix on the entry to the owner's or resident's dwelling one or more religious items, the display of which is motivated by the owner's or resident's sincere religious belief, subject to the following restrictions:

- a. The display or affixing of a religious item on the entry to the owner's or resident's dwelling that threatens the public health or safety is prohibited.
- b. The display or affixing of a religious item on the entry to the owner's or resident's dwelling that violates a law is prohibited.
- c. The display or affixing of a religious item on the entry to the owner's or resident's dwelling that contains language, graphics, or any display that is patently offensive to a passerby is prohibited.
- d. The display or affixing of a religious item on the entry to the owner's or resident's dwelling that is in a location other than the entry door or door frame or extends past the outer edge of the door frame of the owner's or resident's dwelling is prohibited.
- e. The display or affixing of a religious item or items on the entry to the owner's or resident's dwelling that individually or in combination with each other has a total size of greater than 25 square inches is prohibited.
- f. No owner or resident is authorized to use a material or color for an entry door or door frame of the owner's or resident's dwelling or make an alteration to the entry door or door frame that is not authorized by the restrictive covenants governing the dwelling.
- g. The Association may remove any item affixed or displayed that violates these Religious Display Restrictions.

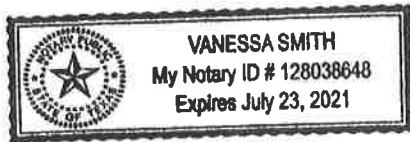
EXECUTED on the date of the acknowledgment set forth herein below, to be effective upon recordation in the Official Public Records.

Merrylands Homeowners Association,
a Texas non-profit corporation

By: 
Louis Trapone, President

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on April 4, 2019, by Louis Trapolino, President of Merrylands Homeowners Association, a Texas non-profit corporation, on behalf of said entity.



Vanessa Smith
Notary Public, State of Texas

WHEN RECORDED, RETURN TO:

Mark K. Knop
Hoover Slovacek LLP
Galleria Tower II
5051 Westheimer Rd., Suite 1200
Houston, Texas 77056

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04/09/2019 11:02 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
DIANE TRAUTMAN
COUNTY CLERK
Fees \$24.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

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.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Diane Trautman

COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2019-142371