

**WHITE OAK RANCH SUBDIVISION HOMEOWNERS ASSOCIATION, INC.
GUIDELINES FOR DISPLAY OF CERTAIN RELIGIOUS ITEMS**

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

WHEREAS, the WHITE OAK RANCH SUBDIVISION HOMEOWNERS ASSOCIATION, INC. (“Association”) is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the various sections of the community (referred to collectively as “Declarations”); and

WHEREAS, Section 202.018 of the Texas Property Code was amended by the 87th Texas Legislature dealing with the regulation of display of certain religious items; and

WHEREAS, the Board of Directors of the Association (“Board”) 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 adopt guidelines regarding the display of certain religious items within the community.

NOW, THEREFORE, the Board has duly adopted the following *Guidelines for Display of Certain Religious Items* within the community:

I. DEFINITIONS

“Religious items” shall be defined as any items which may be construed to reflect an owner’s sincere religious belief.

II. POLICY

1. An owner or resident may display a religious item by displaying or affixing it to the owner’s or resident’s property or dwelling which is motivated by the owner’s or resident’s sincere religious belief.
2. The owner or resident shall **not** display or affix a religious item on the owner’s or resident’s property or dwelling that:
 - a. threatens public health or safety;
 - b. violates a law, other than a law prohibiting the display of religious speech;
 - c. contains language, graphics, or any display that is patently offensive to a passerby for reasons other than its religious content;
 - d. is installed on property owned or maintained by the Association;
 - e. violates any applicable building line, right-of-way, setback or easement; or
 - f. is attached to a traffic control device, street lamp, fire hydrant, or utility sign, pole or fixture.
3. The Association shall determine if the religious item is in violation of either sections “2a” through “2f” above.
4. Lighting, if any, associated with a religious display must be directed onto the owner’s or resident’s property without excessive illumination of, or spillover onto, adjacent

- properties, public or common areas. Sounds and/or audio associated with the religious display is prohibited.
5. Religious displays must be maintained in a condition showing respect for its religious significance to the owner or resident.
 6. Temporary religious displays and/or decorations associated with holidays or days of religious significance may be displayed during the traditional duration of that holiday or day of religious significance.
 7. No prior approval from the Association is required for the display of religious items in accordance with these guidelines.

The guidelines are effective upon recordation in the Public Records of Montgomery County, and supersede any guidelines for certain religious items which may have previously been in effect. Except as affected by Section 202.018 and/or by these guidelines, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.

Approved and adopted by the Board on this 7th day of December 2021.

**WHITE OAK RANCH SUBDIVISION
HOMEOWNERS ASSOCIATION, INC.**

Signed: Joy L Baker
Name: Joy L. BAKER
Position: Secretary

SUBSCRIBED AND SWORN BEFORE ME
THIS 30 DAY OF December, 2021

Will Smith
NOTARY PUBLIC

