

**SPRING CREEK COURT HOMEOWNERS ASSOCIATION, INC.**  
**RELIGIOUS DISPLAY POLICY**

STATE OF TEXAS                   §  
  §  
COUNTY OF HARRIS           §

WHEREAS, Spring Creek Court Homeowners Association, Inc., a Texas nonprofit corporation, (the "Association"), is the governing entity for Spring Creek Court, an addition in Harris County, Texas, according to the map or plat thereof, recorded in the Map Records of Harris County, Texas, under Clerk's File No. under Clerk's File No. X434971, along with any amendments, supplements and replats thereto (the "Subdivision"); and

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

WHEREAS, all terms used herein that are defined in Chapter 202 of the Texas Property Code shall have the meaning as defined in the statute; and

WHEREAS, Sections 202.018 of the Texas Property Code was amended to more specifically define the degree to which property owners within the Subdivision may maintain religious displays on their property; and

WHEREAS, to the extent this policy conflicts with any existing governing document or dedicatory instrument of the Association or Subdivision, this policy controls by virtue of such contrary provision being pre-empted by State law; and

WHEREAS, to the extent any existing governing document or dedicatory instrument does not conflict with this policy or Section 202.018 of the Texas Property Code, such provision remains in full force and effect, including requirements that application for and approval of improvements be obtained prior to installation; and,

WHEREAS, this Dedicatory Instrument represents Restrictive Covenants as those terms are defined by Texas Property Code §202.001, et. seq, and the Association shall have and may exercise discretionary authority with respect to these Restrictive Covenants;

NOW THEREFORE, in view of the foregoing and in compliance with the Texas Property Code, the Association hereby adopts and imposes on the Subdivision and the Association the following policies, rules, and regulations:

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 items, subject to the following regulations:

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

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- a. is not motivated by the owner's or resident's sincere religious belief (the association should not attempt to discern a person's motive or sincerity of belief beyond that 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;
  - d. contains language, graphics, or any display that is patently offensive to a passerby for reasons other than its religious content.
2. No Owner may display or affix a religious item on property owned or maintained by the Association.
  3. No Owner may display or affix a religious item in violation of any applicable building line, right-of-way, setback, or easement.
  4. No Owner may display or affix a religious item to a traffic control device, street lamp, fire hydrant, or utility sign, pole, or fixture.

**CERTIFICATION**

"I, the undersigned, being a Director of the Spring Creek Court Homeowners Association, Inc., hereby certify that the foregoing was adopted by at least a majority of the Spring Creek Court Homeowners Association, Inc.'s board of directors, at an open and properly noticed meeting of the board, at which a quorum was present."

By: *Jonathan F. Smith*

Print name: Jonathan F. Smith

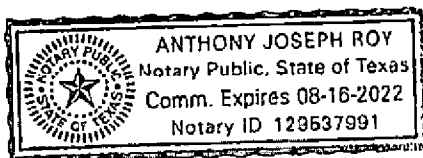
Title: PRESIDENT

**ACKNOWLEDGEMENT**

STATE OF TEXAS                   §  
   §  
 COUNTY OF HARRIS           §

BEFORE ME, the undersigned authority, on this day personally appeared the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that he is the person who signed the foregoing document in his representative capacity and that the statements contained therein are true and correct.

Given under my hand and seal of office this the 27<sup>th</sup> day of August, 2021.



*Anthony Joseph Roy*  
 Notary Public, State of Texas

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# Pages 3  
09/27/2021 08:37 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$22.00

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.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

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