

**BRAEBURN VALLEY WEST CIVIC ASSOCIATION, INC.**  
**GUIDELINES FOR DISPLAY OF CERTAIN RELIGIOUS ITEMS**

STATE OF TEXAS                   §  
   §  
COUNTY OF HARRIS           §

WHEREAS, Braeburn Valley West Civic Association, Inc., a Texas nonprofit corporation (the "Association") is the governing entity for Braeburn Valley West, a Subdivision in Harris County, Texas (the "Subdivision"); and

WHEREAS, the Association is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declaration for the Subdivision; and

WHEREAS, these Guidelines for Display of Certain Religious Items are applicable to the Subdivision and the Association; and

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

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

WHEREAS, to the extent any existing governing document or dedicatory instrument does not conflict with these guidelines or Section 202.018 of the Texas Property Code, such provision remains in full force and effect, including requirements pertaining to approval of improvements 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; and

WHEREAS, the Board of Directors of the Association (the "Board") has determined that in connection with maintaining the aesthetics and architectural harmony of the Subdivision, 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.

NOW, THEREFORE, in light 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 *Guidelines for Display of Certain Religious Items*:

1. 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:

RP-2022-124436


2. An Owner or resident shall not display or affix a religious item if the religious display or item:
  - a.) is not motivated by the owner or resident's sincere religious belief;
  - b.) threatens the public health or safety;
  - c.) violates a law other than a law prohibiting the display of religious speech;
  - d.) is installed on a common area or place that is owned or maintained by the Association;
  - e.) placement violates a building or property line, easement, setback, or right-of-way;
  - f.) is attached to a street lamp, fire hydrant, traffic control device, utility sign, pole, or fixture;
  - g.) contains language or graphics that are patently offensive for reasons other than its religious content
3. Approval from the Architectural Control Committee ("ACC") is not required for displaying religious items in compliance with these guidelines.
4. The Association shall determine if the religious item is violation of Section 2 above.
5. As provided by Section 202.018, the Association may remove any items displayed in violation of these guidelines.

The guidelines are effective upon recordation in the Public Records of Harris 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 Declaration or any other dedicatory instruments of the Association shall remain in full force and effect.

**CERTIFICATION**

I, the undersigned, being the President of the Braeburn Valley West Civic Association, Inc., hereby certify that the foregoing Guidelines were adopted by at least a majority of the Braeburn Valley West Civic Association, Inc.'s Board of Directors at a properly noticed, open Board meeting, at which a quorum of the Board was present.

Approved and adopted by the Board of Directors on the 18<sup>th</sup> day of February 2022.

  
Karen Dollahan, President of Braeburn Valley West Civic Association, Inc.

RP-2022-124436



RP-2022-124436  
# Pages 4  
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e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$26.00

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

RP-2022-124436