



Laura Richard
Laura Richard, County Clerk
Fort Bend County Texas
Pages: 2 Fee: \$ 20.00

BRIGHTWATER HOMEOWNERS ASSOCIATION, INC.

RELIGIOUS DISPLAY POLICY

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

WHEREAS, Brightwater Homeowners Association, Inc. (the "Association"), is the governing entity for Lakeside Meadow at Brightwater, Sections 1 and 2, Lakeshore at Brightwater, Sections 1 and 2, Lakeshore Park at Brightwater, Section 1, Southshore at Brightwater, Section 1, Lakeshore Point at Brightwater, Section 1, Brightwater Estates, and Brightwater Point Estates, additions in Fort Bend County, Texas, according to the maps or plats thereof, recorded in the Map Records of Fort Bend County, Texas, at Slide Nos. 1267/B, 1355/A, 672/B, 1042/A, 1442/A, 671/B, 1259/B, 1260/B, and 1356/A, respectively, along with any amendments 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:
 - 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 Brightwater Homeowners Association, Inc., hereby certify that the foregoing was adopted by at least a majority of Brightwater Homeowners Association, Inc.'s board of directors, at a properly noticed, open board meeting, at which a quorum of the board was present."

By: Jane Mauricio

Print name: Diane Mauricio

Title: President,
Brightwater HOA

ACKNOWLEDGEMENT

STATE OF TEXAS

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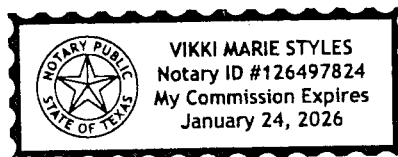
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COUNTY OF FORT BEND

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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 23RD day of March, 2022.



Vikki Marie Styles
Notary Public, State of Texas