

**Morningside Place, Section 1, Homeowners Association, Inc.**  
**GUIDELINES FOR DISPLAY OF RELIGIOUS ITEMS**

STATE OF TEXAS

§

**KNOW ALL PERSONS BY THESE PRESENTS:**

COUNTY OF HARRIS

§

§

WHEREAS Section 202.018 of the Texas Property Code ("Code") allows a property owner or resident to display or affix on the owner's or resident's property or dwelling one or more religious items motivated by the owner's or resident's sincere religious belief and authorizes the property owners' association to regulate such items in compliance with the Code; and

WHEREAS Morningside Place, Section 1, Homeowners Association, Inc. ("Association") is the property owners' association charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the various sections of the subdivision (referred to collectively as "Declaration") as listed in the most recent management certificate for the Association filed in the official public records of Harris County; and

WHEREAS, the Board of Directors ("Board") of the Association desires to regulate the display of religious items by establishing regulations and guidelines relating to such displays in compliance with the Code; and

WHEREAS, this Dedicatory Instrument is a Restrictive Covenant as defined by the Code Section 202.001, et seq, and the Association may exercise discretionary authority with respect to these Restrictive Covenants;

NOW, THEREFORE, the Board has duly adopted these *Guidelines for Display of Religious Items* which shall be reasonably applied and enforced:

- These guidelines apply to the display of one or more religious items for which such display is motivated by a property owner's or resident's sincere religious belief ("Religious Displays").
- Religious Displays may not:
  - Threaten the public health or safety;
  - violate any law other than a law prohibiting the display of religious speech; or
  - contain language, graphics, or any display that is patently offensive to a passerby for reasons other than its religious content.
- Religious Displays may not be installed:
  - on or attached to property not owned and/or occupied by the owner or resident, including on a property line fence owned in common with an adjacent property owner;
  - within any platted or dedicated right-of-way, building setback area or easement area; or
  - on any traffic control device, street lamp, fire hydrant, street sign or pole, utility sign or pole, or any other fixture owned by any other entity.
  - On any property owned or maintained by the Association.

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- Lighting, if any, associated with Religious Displays must be directed onto the owner's or resident's property without excessive illumination of, or spillover onto, adjacent properties, public areas or common areas. Sounds and/or audio associated with Religious Displays are not permitted.
- Religious Displays must be maintained in a condition showing respect for their religious significance to the owner or resident.
- Temporary religious displays 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.
- No prior approval from the Association is required for Religious Displays that are installed in accordance with these guidelines.

These guidelines are effective upon recordation in the Public Records of Harris County and supersede any *Guidelines for Display of Religious Items* which may have previously been in effect. Except as affected by Texas Property Code Section 202.018 and/or by these guidelines, all other provisions contained in the Declaration or any other dedicatory instruments of the Association remain in full force and effect.

Approved and adopted by the Board on this 13 day of December 2021.

**Morningside Place, Section 1,  
Homeowners Association, Inc.**

Victoria T. Lastee  
Victoria Lastee, President

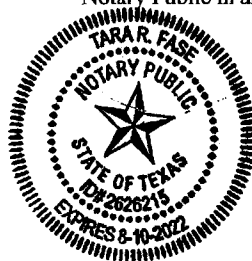
STATE OF TEXAS       §  
                                      §  
COUNTY OF HARRIS   §

BEFORE ME, the undersigned notary public, on this 13 day of December 2021 personally appeared Victoria Lastee, President of Morningside Place, Section 1, Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that same was executed for the purpose and in the capacity therein expressed.

[Signature]

Notary Public in and for the State of Texas

**After recording, please return to:**  
APC Property Management  
7676 Hillmont St, Ste 200  
Houston, TX 77040



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# Pages 3  
12/15/2021 01:31 PM  
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.



  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

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