

CREEKSTONE COMMUNITY ASSOCIATION, INC.
RELIGIOUS DISPLAY POLICY

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

WHEREAS, Creekstone Community Association, Inc. (hereinafter the "Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the various sections of Silverstone, Section One (1) and Creekstone, Sections One (1) through Five (5) (hereinafter the "Subdivision"), a subdivision in Harris County, Texas (referred to collectively as "Declarations"); and

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

WHEREAS, all terms used in this Policy that are defined in Chapter 209 of the Texas Property Code shall have the same meaning as defined in said statute;

WHEREAS, Section 202.018 of the Texas Property Code was amended, effective May 31, 2021, to more specifically define the nature and degree to which a property owner within the Subdivision may maintain a religious display on the Owner's property and the ability of the property owners association to attempt to maintain the aesthetics and architectural harmony of the subdivision;

WHEREAS, to the extent that this Policy conflicts with any existing governing document or dedicatory instrument of the Association or Subdivision, this Policy controls over such provision. To the extent that any existing governing document or dedicatory instrument does not conflict with this Policy, such provision shall remain in full force and effect; and

WHEREAS, this Dedicatory Instrument constitutes a Restrictive Covenant as that term is defined by the Texas Property Code §202.001, and the Association shall have and may exercise discretionary authority with respect to this Restrictive Covenant;

NOW, THEREFORE, in consideration of the foregoing and in compliance with the Texas Property Code, the Board of Directors of the Association ("Board") hereby approves, adopts and imposes on the Association and the Subdivision the following:

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 item, subject to the following criteria:

1. No Owner or resident 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, tradition or faith (the Association is not permitted to discern a person's motive or sincerity of belief, tradition or faith beyond that which may be 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; and
 - d. contains language, graphics, or any display that is patently offensive to a passerby for reasons other than its religious content.
2. No Owner or resident may display or affix a religious item on property owned by or maintained by the Association.
 3. No Owner or resident may display or affix a religious item in violation of any applicable building line, right-of-way, setback, or easement.
 4. No Owner or resident may display or affix a religious item to a traffic control device, street lamp, fire hydrant, or utility sign, pole or fixture.
 5. No Owner may display or erect a religious item that exceeds six (6) feet in height, is located on the roof of the residential dwelling or garage, and/or is lit in such a manner that it shines or otherwise projects light effects onto a neighboring Lot.

This Policy is effective upon the later of either the date of recording in the Public Records of Real Property of Harris County, Texas, or September 1, 2021, and supersedes, to the extent applicable, any policy for Religious Display which may have previously been in effect. Except as affected by Section 202.018 and/or by this Policy, all other provisions contained in the Declarations or any other dedicatory instrument of the Association shall remain in full force and effect.

Approved and adopted by at least a majority of the Board, at an open meeting duly noticed and at which meeting a quorum of the Board was present, on this 28th day of October, 2021.



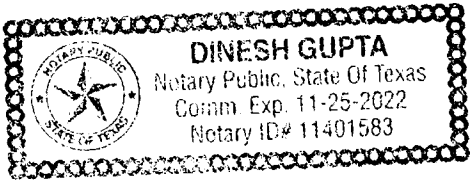
Gerard Tafallo, President [printed name]
 Creekstone Community Association, Inc.

[notarization on the following page]

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Before me, the undersigned authority, on this day personally appeared Cecilia Turbell, President of Creekstone Community Association, Inc., a Texas non-profit corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that s/he has executed the same as the act of said corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 4th day of Dec, 2021.



Dinesh Gupta
Notary Public in and for the State of Texas

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AFTER RECORDING RETURN TO:

Lori E. Alderson
1523 Avenue A
Katy, Texas 77493

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Pages 4
12/16/2021 09:17 AM
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

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