



**CERTIFICATE OF ADOPTION  
OF  
RELIGIOUS DISPLAY GUIDELINES  
OF  
CANE ISLAND COMMUNITY ASSOCIATION**

STATE OF TEXAS           §  
  §           **KNOW ALL PERSONS BY THESE PRESENTS:**  
COUNTIES OF WALLER   §  
AND HARRIS               §

**WHEREAS**, the Board of Directors (the "Board") of Cane Island Community Association, a Texas non-profit corporation (the "Association") is charged with administering and enforcing those certain covenants, conditions, and restrictions encumbering the Cane Island community (the "Community"); and

**WHEREAS**, Chapter 202 of the Texas Property Code was amended effective June 17, 2011, to add Section 202.018 ("Section 202.018") thereto; and

**WHEREAS**, Section 202.018 requires a property owners' association to allow religious displays motivated by the owner's or resident's sincere religious belief, subject to certain guidelines and restrictions; and

**WHEREAS**, the Board has determined that in connection with the adoption of guidelines and restrictions on religious displays in the Community, it is appropriate for the Association to adopt the guidelines described herein below; and

**WHEREAS**, the Bylaws of the Association provide that a majority of the members of the Board shall constitute a quorum for the transaction of business and that the action of a majority of the members of the Board at a meeting at which a quorum is present is the action of the Board; and

**WHEREAS**, the Board held a meeting on the October 16, 2015 (the "Adoption Meeting"), at which at least a majority of the members of the Board were present and duly passed the guidelines described herein below (the "Religious Display Guidelines").

**NOW, THEREFORE**, to give notice of the matters set forth herein, the undersigned, being the President of the Association, does hereby certify that at the Adoption Meeting, at least a majority of the members of the Board were present and the Board duly adopted the Religious Display Guidelines. The Religious Display Guidelines are effective upon recordation of this Certificate in the Official Public Records of Harris and Waller Counties, Texas (the "Official Public Records"), and supplement any restrictive covenants, guidelines or policies regarding the types of religious displays described in the Religious Display Guidelines which may have previously been in effect for the Community, unless such restrictive covenants, guidelines or policies are in conflict with the

Religious Display Guidelines, in which case the terms in the Religious Display Guidelines will control. The Religious Display Guidelines are as follows:

An owner or resident may display or affix on the entry to the owner's or resident's dwelling one or more religious items, the display of which is motivated by the owner's or resident's sincere religious belief, subject to the following restrictions:

- a. The display or affixing of a religious item on the entry to the owner's or resident's dwelling that threatens the public health or safety is prohibited.
- b. The display or affixing of a religious item on the entry to the owner's or resident's dwelling that violates a law is prohibited.
- c. The display or affixing of a religious item on the entry to the owner's or resident's dwelling that contains language, graphics, or any display that is patently offensive to a passerby is prohibited.
- d. The display or affixing of a religious item on the entry to the owner's or resident's dwelling that is in a location other than the entry door or door frame or extends past the outer edge of the door frame of the owner's or resident's dwelling is prohibited.
- e. The display or affixing of a religious item or items on the entry to the owner's or resident's dwelling that individually or in combination with each other has a total size of greater than 25 square inches is prohibited.
- f. No owner or resident is authorized to use a material or color for an entry door or door frame of the owner's or resident's dwelling or make an alteration to the entry door or door frame that is not authorized by the restrictive covenants governing the dwelling.
- g. The Association may remove any item affixed or displayed that violates these Religious Display Restrictions.

**EXECUTED** on the date of the acknowledgement set forth herein below, to be effective upon recordation in the Official Public Records.

Cane Island Community Association,  
a Texas non-profit corporation

By:

  
\_\_\_\_\_  
Mathew K. Lawson, Vice President



## FILED AND RECORDED

**Instrument Number: 1507829**

**Filing and Recording Date: 11/20/2015 12:18:24 PM Pages: 4 Recording Fee: \$24.00**

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



*Debbie Hollan*

---

Debbie Hollan, County Clerk  
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

Jenifer Deutrich, Deputy

Returned To:  
HOOVER SLOVACEK LLP  
5051 WESTHEIMER  
STE 1200  
HOUSTON, TX 77056