

**FAIRWAY VISTAS AT GREATWOOD TOWNHOME ASSOCIATION
GUIDELINES FOR DISPLAY OF CERTAIN RELIGIOUS ITEMS
(Amended & Restated, _____, 2021)**

STATE OF TEXAS

§

KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF FORT BEND

§

§

WHEREAS, the FAIRWAY VISTAS AT GREATWOOD TOWNHOME ASSOCIATION (“Association”) is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations of Protective Covenants for the various sections of the community (referred to collectively as “Declarations”); and

WHEREAS, Section 202.018 of the Texas Property Code was amended by the 87th Texas Legislature dealing with the regulation of display of certain religious items; and

WHEREAS, the Board of Directors of the Association (“Board”) has determined that in connection with maintaining the aesthetics and architectural harmony of the community, 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 within the community.

NOW, THEREFORE, the Board has duly adopted the following *Guidelines for Display of Certain Religious Items* within the community:

I. DEFINITIONS

“Religious items” shall be defined as any items which may be construed to reflect an owner’s sincere religious belief.

II. POLICY

1. An owner or resident may display a religious item by displaying or affixing it to the owner’s or resident’s property or dwelling which is motivated by the owner’s or resident’s sincere religious belief.
2. The owner or resident shall **not** display or affix a religious item on the owner’s or resident’s property or dwelling that:
 - a. threatens public health or safety;
 - b. violates a law, other than a law prohibiting the display of religious speech;
 - c. contains language, graphics, or any display that is patently offensive to a passerby for reasons other than its religious content;
 - d. is installed on property owned or maintained by the Association;
 - e. violates any applicable building line, right-of-way, setback or easement; or
 - f. is attached to a traffic control device, street lamp, fire hydrant, or utility sign, pole or fixture.

3. The Association shall determine if the religious item is in violation of either sections "2a" through "2f" above.

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

Approved and adopted by the Board on this 30th day of September 2021.

FAIRWAY VISTAS AT GREATWOOD
TOWNHOME ASSOCIATION

By: James S Burns
President

Print Name: James S Burns

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND COUNTY §

THIS INSTRUMENT was **acknowledged** before me on this the 30th day of September, 2021, by the said JAMES BURNS, President of FAIRWAY VISTAS AT GREATWOOD TOWNHOME ASSOCIATION, a Texas non-profit corporation, on behalf of said corporation.

Erica Coleman
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

