

TERRAMAR BEACH COMMUNITY IMPROVEMENT ASSOCIATION
DISPLAY OF RELIGIOUS ITEMS POLICY

STATE OF TEXAS §

COUNTY OF GALVESTON §

WHEREAS, the property encumbered by this Display of Religious Items Policy (the "Policy") is that property restricted by the Declaration of Covenants, Conditions and Restrictions for **TERRAMAR BEACH COMMUNITY IMPROVEMENT ASSOCIATION**, recorded in the Official Public Records of Galveston County, Texas, as same has been or may be amended from time to time (the "Declaration"), and any other property which has been or may be subsequently annexed thereto and made subject to the authority of the **TERRAMAR BEACH COMMUNITY IMPROVEMENT ASSOCIATION** (the "Association"); and

WHEREAS, pursuant to the Dedicatory Instruments governing the Property, the Association is vested with the authority to adopt policies, rules and/or guidelines; and

WHEREAS, the Board of Directors of the Association (the "Board") has determined that, in order to provide guidance regarding the display of religious items authorized by Texas Code Section 202.018 (the "Code") and Dedicatory Instruments, it is appropriate for the Association to adopt a Display of Religious Items Policy for the properties under the jurisdiction of the Association; and

WHEREAS, any reference made herein to approval by the Architectural Control Committee (the "ACC") means prior written approval by the ACC; and

WHEREAS, reference is hereby made to the Declaration for all purposes, and any and all capitalized terms used herein shall have the meanings set forth in the Declaration, unless otherwise specified in this Policy.

NOW THEREFORE, pursuant to the authority granted in the Code and Dedicatory Instruments, the Board hereby adopts this Policy, which shall run with the land and be binding on all Owners and Lots within the Property. This Policy replaces any previously recorded or implemented policy that addresses the subjects contained herein.

DISPLAY OF RELIGIOUS ITEMS:

Owners and Occupants are generally permitted to display or affix one or more religious items on the Owner's or Occupant's Lot or Dwelling, the display of which is motivated by the Owner's or Occupant's sincere religious belief. The Display of Religious Items does not include items that are political or social statements or materials.

One or more religious items displayed or affixed on the entry of an Owner's dwelling, not exceeding twenty five (25) square inches, shall not require ACC approval. All other religious displays shall require ACC approval in accordance with the Association's recorded ACC policy.

The display or affixing of a religious item on the Owner's dwelling is prohibited under the following circumstances:

1. The item threatens the public health or safety;
2. The item violates a law other than a law prohibiting the display of religious speech;
3. The item contains language, graphics or any display that is patently offensive to a passerby for reasons other than its religious content;
4. The item is installed on property:
 - a. owned or maintained by the Association; or
 - b. owned in common by Members of the Association;
5. The item violates any building line, right-of-way, setback or easement that applies to the religious item pursuant to a law or to the Association's Dedicatory Instruments; or
6. The item is attached to a traffic control device, street lamp, fire hydrant or utility sign, pole or fixture.

The display of a religious item that is not in compliance with this Policy will be considered a violation of the Dedicatory Instruments governing the Property.

CERTIFICATION

I hereby certify that, as President of the **TERRAMAR BEACH COMMUNITY IMPROVEMENT ASSOCIATION**, the foregoing Display of Religious Items Policy was approved on the 11th of March, 2023, at a meeting of the Board of Directors at which a quorum was present.

DATED this the 8th day of May, 2023.

By: Jeff Walden
Print Name: Jeff Walden
Title: PRESIDENT

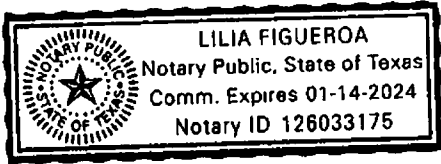
(NOTARIZATION FOLLOWS ON NEXT PAGE)

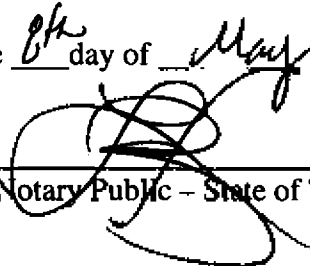
THE STATE OF TEXAS §

COUNTY OF GALVESTON §

BEFORE ME, on this day personally appeared Jeff Walden, the President of TERRAMAR BEACH COMMUNITY IMPROVEMENT ASSOCIATION, known by me to be the person whose name is subscribed to this instrument, and acknowledged to me that he executed the same for the purposes herein expressed, in the capacity herein stated, and as the act and deed of said Association.

Given under my hand and seal this the 8th day of May, 2023.





Notary Public – State of Texas

After Recording, Please Return To:
King Property Management
720 N. Post Oak Rd
Suite 300
Houston TX 77024

FILED AND RECORDED

Instrument Number: 2023021399

Recording Fee: 34.00

Number Of Pages: 4

Filing and Recording Date: 05/11/2023 11:23AM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in black ink that reads "Dwight D. Sullivan". The signature is written in a cursive style and is positioned above a horizontal line.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*