

AMENDED RELIGIOUS ITEM DISPLAY POLICY
FOR AUSTIN'S COLONY HOMEOWNERS ASSOCIATION OF BRYAN, INC.

STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF BRAZOS §

WHEREAS, the Austin's Colony Homeowners Association of Bryan, Inc. ("Association") is charged with enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the various sections of the community (referred to collectively as "Declarations"); and

WHEREAS, chapter 202 of the Texas Property Code was amended effective June 17, 2011, to add Section 202.018 ("Section 202.018") thereto regarding regulation or display of certain religious items ("Religious Items"); and

WHEREAS, the Board of Directors of the Association ("Board") desires to establish a policy to regulate certain Religious Items consistent with Section 202.018 and to provide clear and definitive guidance to owners.

NOW, THEREFORE, the Board has duly adopted the following *Amended Religious Item Display Policy*:

Section 202.018 of the Texas Property Code provides that a property owners' association may not enforce or adopt a restrictive covenant that prohibits a property Owner or resident from displaying or affixing 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, except as otherwise provided therein. Section 202.001(4) of the Texas Property Code defines "restrictive covenant" to mean any covenant, condition, or restriction contained in a dedicatory instrument.

The following Guidelines shall be applicable to the display of religious items in the Austin's Colony Subdivision:

1. **Architectural Control Committee Approval.** As authorized by the Declaration and, therefore, allowed by Section 202.018(c), of the Texas Property Code, and alteration to the entry door or door frame must be approved by the Architectural Control Committee ("ACC").

2. **Location.** Except as otherwise provided in this Section, a religious item is not permitted anywhere on a Lot except on the entry door or door frame of the residential dwelling. A religious item shall not extend past the outer edge of the door frame.

3. **Size.** The religious item(s), individually or in combination with each other religious item displayed or affixed on the entry door or door frame, shall not have a total size of greater than twenty-five (25) square inches.
4. **Content.** A religious item shall not contain language, graphics, or any display that is patently offensive to persons of ordinary sensibilities.
5. **Limitation.** A religious item shall not be displayed or affixed on an entry door or door frame if it threatens the public health or safety or violates a law.
6. **Other.** Notwithstanding the above provisions: (i) the ACC shall have the authority to allow a religious statute, such as by way of example and not in limitation, a statute of St. Francis of Assisi or other religious item in a landscape bed or other portion of a Lot, and (ii) these Guidelines shall not prohibit or apply to temporary seasonal decorations related to religious holidays as otherwise permitted in the Austin's Colony Subdivision.

This policy is effective upon recordation in the Public Records of Brazos County, and supersedes any policy regarding the regulation of certain religious items which may have previously been in effect. Except as affected by Section 202.018 and/or this Policy, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.

I hereby certify that I am the duly elected, qualified and acting President of the Association and that the foregoing Amended Religious Item Display Policy was approved by a majority vote of the Board of Directors as set forth above and now appears in the books and records of the Association, to be effective upon recording in the Official Public Records of Real Property of Brazos County, Texas.

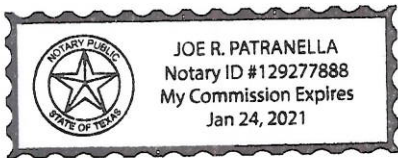
Approved and adopted by the Board on this 15th day of August, 2017.

AUSTIN'S COLONY HOMEOWNERS
ASSOCIATION OF BRYAN, INC.

By: 

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

BEFORE ME, the undersigned notary public, on this 1st day of August, 2017 personally appeared Charles Grimes, President of Austin's Colony Homeowners Association of Bryan, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and in the capacity therein expressed.



Joe R. Patranella
Notary Public, State of Texas

Filed for Record in:
BRAZOS COUNTY
On: Aug 03, 2017 at 03:50P
As a
Recordings
Document Number: 01305276
Amount 34.00
Receipt Number - 609323
By:
Susie Cohen

STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was
filed on the date and time stamped hereon by me
and was duly recorded in the volume and page
of the Official Public records of:

BRAZOS COUNTY
as stamped hereon by me.
Aug 03, 2017

Karen McQueen, Brazos County Clerk
BRAZOS COUNTY