

ESTATES OF WELLINGTON RUN COMMUNITY ASSOCIATION, INC.

GUIDELINES FOR RELIGIOUS ITEM DISPLAY

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

WHEREAS, the Estates of Wellington Run Community Association, Inc. ("Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in Declaration of Protective Covenants for the Estates of Wellington Run, filed for record and recorded on January 20, 1995, as Instrument No. 199500130352, Volume 95013, Page 06268 *et seq.* of the Deed Records of Dallas County, Texas (the "Declaration"), as such may be amended and/or supplemented from time to time; and

WHEREAS, Chapter 202 of the Texas Property Code was amended to add Section 202.018 thereto dealing with the regulation of religious item display; and

WHEREAS, the Board of Directors (the "Board") of the Association has determined that in connection with maintaining the aesthetics and architectural harmony of the community, and to provide clear and definitive guidance regarding religious item display therein, it is appropriate for the Association to adopt guidelines regarding religious item display within the community.

NOW, THEREFORE, the Board has duly adopted the following *Guidelines for the Display of Religious Items*.

- 1. A property owner or resident may display or attach one or more religious items to the entry to their dwelling. Such items include anything related to any faith that is motivated by the resident's sincere religious belief or tradition.
- 2. The items may only be displayed on or attached to the entry door or frame and may not extend beyond the outside edge of the door frame of the owner's or resident's dwelling.
- 3. To the extent allowed by the Texas state constitution and the United States constitution, any such displayed or affixed religious items may not:
 - a. threaten public health or safety;
 - b. violate any law; or
 - c. contain language, graphics or any display that is patently offensive to a passerby.
- 4. Approval from the Association is not required for displaying religious items in compliance with these guidelines.
- 5. As provided by Section 202.018, the Association may remove any items displayed in violation of these guidelines.

This Policy is effective upon recordation in the Public Records of Dallas County, Texas and supersedes any policy regarding religious item 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 Declaration or any other dedicatory instrument of the Association shall remain in full force and effect.

This is to certify that the foregoing Policy was adopted by the Board at a meeting of the same held _____, and has not been modified, rescinded or revoked.

**ESTATES OF WELLINGTON RUN
COMMUNITY ASSOCIATION, INC.**

By: _____

Printed Name

Title: _____