

**CERTIFICATE OF ADOPTION OF THE
REGULATION OF DISPLAY OF RELIGIOUS ITEMS
OF THE
LAKES OF WOODTRACE COMMUNITY ASSOCIATION, INC.**

14729-FD-MG194

WHEREAS, the Board of Directors (the "Board") of the Lakes of Woodtrace Community Association, Inc., a Texas non-profit corporation (the "Association") is charged with administering and enforcing those certain covenants, conditions, and restrictions contained in that certain Declaration of Covenants, Conditions, and Restrictions recorded in the office of the County Clerk of Montgomery County, Texas under Clerk's File No. 2014007958 as said instrument has been or may be amended or supplemented from time to time, encumbering the Lakes of Woodtrace community; and

WHEREAS, Chapter 202 of the Texas Property Code was amended effective September 1, 2011, to add Section 202.018 ("Section 202.018") thereto; and

WHEREAS, Section 202.018 allows a property owners' association to adopt and enforce regulations regarding the Display of Religious items; and

WHEREAS, the Board has determined that in connection with providing regulations regarding display of religious items, it is appropriate for the Association to adopt Regulations Regarding Display of Religious Items described herein below; and

WHEREAS, the Board, by unanimous written consent, duly passed the regulations described herein below (the "Regulation of Display of Religious Items").

NOW, THEREFORE, to give notice of the matters set forth herein, the undersigned, being the President of the Association, does hereby certify that Board, by unanimous written consent, duly adopted the Regulation of Display of Religious Items. The Regulation of Display of Religious Items is effective upon recordation of this Certificate in the Official Public Records of Montgomery County, Texas, and supersedes any regulations regarding the display of religious items which may have previously been in effect for the Lakes of Woodtrace community. The Regulation of Display of Religious Items is as follows:


Except as otherwise provided by this Regulation, the 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.

- a. A religious item is not permitted anywhere on a Lot except on the entry door or door frame of the residence. Religious items shall not extend past the outer edge of the door frame.
- b. The religious items, 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.
- c. Religious items shall not contain language, graphics, or any display that is patently offensive to a passerby.

- d. Religious items shall not be displayed or affixed on an entry door or door frame if it or they threaten the public health or safety or violate a law.
- e. An owner or resident is not permitted to use a material or color for an entry door or door frame of the owner's or resident's residential dwelling or change the color of an entry door or door frame or make an alteration to the entry door or door frame that is not authorized by the ARC.

EXECUTED on the date of the acknowledgement set forth herein below, to be effective as set forth above.

LAKES OF WOODTRACE COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation

By: 
Mark Janik, President

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on September 19, 2014, by Mark Janik, President of Lakes of Woodtrace Community Association, Inc., a Texas non-profit corporation, on behalf of said corporation.




Notary Public, State of Texas

E-FILED FOR RECORD
09/22/2014 3:37PM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF MONTGOMERY

I hereby certify this instrument was e-FILED in
file number sequence on the date and at the time
stamped herein by me and was duly e-RECORDED in
the Official Public Records of Montgomery County, Texas.

09/22/2014



County Clerk
Montgomery County, Texas