



**CERTIFICATE OF ADOPTION
OF
REGULATION OF DISPLAY OF RELIGIOUS ITEMS
OF
BAY COLONY WEST HOMEOWNERS ASSOCIATION, INC.**

WHEREAS, the Board of Directors (the "Board") of the Bay Colony West Homeowners Association, Inc., a Texas non-profit corporation (the "Association") is charged with administering and enforcing those certain covenants, conditions, and restrictions contained in those certain covenants, conditions, and restrictions contained in that certain Declaration of Covenants, Conditions, and Restrictions recorded August 30, 2004 under Clerk's File No. 2004058774 of the Official Records of Galveston County, Texas, as said instrument has been or may be amended or supplemented from time to time, encumbering the Bay Colony West 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 By-Laws of the Association provides that a majority of the number of Directors shall constitute a quorum for the transaction of business and that the action of a majority of Directors at a meeting at which a quorum is present is the action of the Board; and

WHEREAS, the Board held a meeting on November 2, 2011, at which at least a majority of the Directors were present and 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 at a meeting of the Board held on November 2, 2011, at which at least a majority of the Directors were present, the Board 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 Harris County, Texas, and supersedes any regulations regarding the display of religious items which may have previously been in effect for the Bay Colony West project. 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.

**BAY COLONY WEST HOMEOWNERS
ASSOCIATION, INC.**, a Texas non-profit corporation

By: 
Adam Lambert, President

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on November 9, 2011, by Adam Lambert, President of Bay Colony West Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said corporation.



Monica D. Vega Duffield
Notary Public, State of Texas

FILED AND RECORDED



OFFICIAL PUBLIC RECORDS

Dwight D. Sullivan
2011060249

November 29, 2011 10:24:26 AM

FEE: \$24.00

Dwight D. Sullivan, County Clerk
Galveston County, TEXAS

WHEN RECORDED, RETURN TO:

Friendswood Development Company
550 Greens Parkway, Suite 100
Houston, TX 77007
Attn: Monica Vega-Duffield
File: 351045-51