



**Spanish Grant Civic Association, Inc.
Sections 11 and Section 12**

**RESOLUTION AND GUIDELINES REGARDING
REGULATION OF DISPLAY OF CERTAIN RELIGIOUS ITEMS**

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

WHEREAS, Spanish Grant Civic Association, Inc., Section 11 and Section 12 (the "Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the various sections of the community (collectively referred to as the "Declarations");

WHEREAS, Section 202.018 of the Texas Property Code provides for the regulation of display of certain religious items by a Property Owners' Association;

WHEREAS, Chapter 204, Section 204.010(a)(6) of the Texas Property Code empowers the Association acting through its Board of Directors, to regulate the use, maintenance, repair, replacement, modification, and appearance of the subdivision and to implement written architectural control guidelines; and,

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

NOW, THEREFORE, BE IT RESOLVED THAT the following Guidelines are adopted by the Board of Directors.

GUIDELINES

1. An owner or resident may display a religious item by affixing it to the entry of the owner's or resident's dwelling which is motivated by the owner's or resident's sincere religious belief.
2. The owner or resident shall not display or affix a religious item on the entry to the owner's or resident's dwelling that:
 - a. threatens the public health or safety;
 - b. violates a law;
 - c. contains language, graphics, or any display that is patently offensive to a passerby;
 - d. is in a location other than the entry door or door frame or extends past

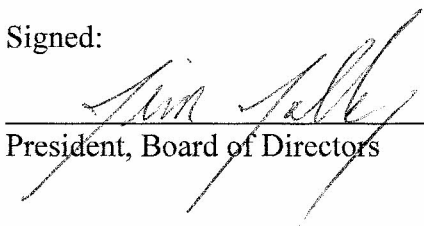
- the outer edge of the door frame of the owner's or resident's dwelling;
or
- e. individually or in combination with each other religious item displayed or affixed on the entry door or door frame has a total size of greater than twenty (25) square inches.
3. The policy does not authorize an owner or resident to use a material or color for an entry door or door frame of the owner's or resident's dwelling or make an alteration to the entry door or door frame without written approval from the Architectural Control Committee.
 4. The Association may remove an item displayed in violation of a restrictive covenant permitted by this policy.
 5. The Architectural Control Committee shall determine if the religious item is in violation of either sections "2a" through "2d" above or section "4" above.

These guidelines are effective upon recordation in the Public Records of Galveston County, and supersede any related guidelines which may have previously been in effect. Except as affected by Section 202.018 of the Texas Property Code and/or by these guidelines, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.

Duly approved and adopted at a meeting held by the Board of Directors of Spanish Grant Civic Association, Inc., Section 11 and Section 12, this 27 day of December, 2011.

Effective Date: December 27, 2011.

Signed:



President, Board of Directors

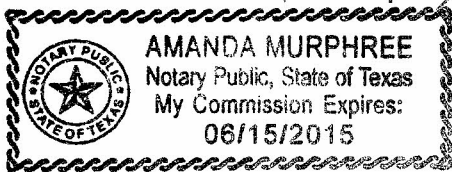
Attest:



Secretary, Board of Directors

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

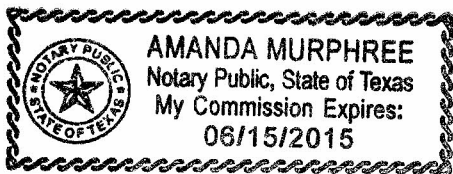
THIS INSTRUMENT was **acknowledged** before me on this the 27 day of December 2011, by Maria Jim Saldaña, President of Spanish Grant Civic Association, Inc., Section 11 and Section 12, a Texas non-profit corporation, on behalf of said corporation.



Amanda Murphree
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

THIS INSTRUMENT was **acknowledged** before me on this the 27 day of December 2011, by HS Saldaña, Secretary of Spanish Grant Civic Association, Inc., Section 11 and Section 12, a Texas non-profit corporation, on behalf of said corporation.



Amanda Murphree
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

FILED AND RECORDED



OFFICIAL PUBLIC RECORDS

Dwight D. Sullivan
2011065037

December 27, 2011 03:00:05 PM

FEE: \$24.00

Dwight D. Sullivan, County Clerk
Galveston County, TEXAS