

**ADDITIONAL DEDICATORY INSTRUMENT
for
CLEAR LAKE CITY COMMUNITY ASSOCIATION**

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Margaret R. Maddox who, being by me first duly sworn, states on oath the following:

My name is Margaret R. Maddox I am over twenty-one (21) years of age, of sound mind, capable of making this affidavit, authorized to make this affidavit, and personally acquainted with the facts herein stated:

I am the Attorney/Agent for **CLEAR LAKE CITY COMMUNITY ASSOCIATION** and pursuant with Section 202.006 of the Texas Property Code, the following documents are copies of the original official documents from the Association's files:

- 1. GUIDELINES FOR DISPLAY OF CERTAIN RELIGIOUS ITEMS**
- 2. GUIDELINES FOR INSTALLATION AND USE OF CERTAIN RESIDENCE SECURITY MEASURES**
- 3. GUIDELINES FOR BID SOLICITATION AND REVIEW PROCESS**
- 4. POLICY REGARDING DEED RESTRICTION VIOLATION HEARINGS**
- 5. RESOLUTION REGARDING REGULATION OF SOLAR ENERGY DEVICES**

for

**CLEAR LAKE CITY COMMUNITY ASSOCIATION
A TEXAS NON-PROFIT CORPORATION**

DATED this 28th day of September, 2021

**CLEAR LAKE CITY COMMUNITY
ASSOCIATION**

BY: Margaret R. Maddox
Margaret R. Maddox, Attorney/Agent
(Printed Name)

RP-2021-561314

THE STATE OF TEXAS

§

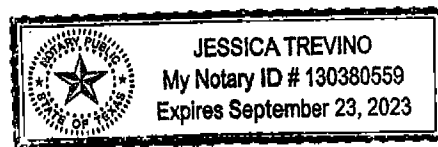
§

COUNTY OF HARRIS

§

THIS INSTRUMENT was **acknowledged** before me on this the 28th day of September, 2021 by the said Margaret R. Maddox, Attorney/Agent for **CLEAR LAKE CITY COMMUNITY ASSOCIATION**, a Texas non-profit corporation, on behalf of said corporation.

Jessica Trevino
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



RP-2021-561314

CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.
GUIDELINES FOR DISPLAY OF CERTAIN RELIGIOUS ITEMS
(Amended & Restated, September 15, 2021)

STATE OF TEXAS

§

§

COUNTY OF HARRIS

§

KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS, the **CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.** ("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 (referred to collectively as "Declarations"); and

WHEREAS, Section 202.018 of the Texas Property Code was amended by the 87th Texas Legislature dealing with the regulation of display of certain religious items; and

WHEREAS, the Board of Trustees of the Association ("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, the Board has duly adopted the following *Guidelines for Display of Certain Religious Items* within the community:

I. DEFINITIONS

"Religious items" shall be defined as any items which may be construed to reflect an owner's sincere religious belief.

II. POLICY

1. An owner or resident may display a religious item by displaying or affixing it to the owner's or resident's property or 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 owner's or resident's property or dwelling that:
 - a. threatens public health or safety;
 - b. violates a law, other than a law prohibiting the display of religious speech;
 - c. contains language, graphics, or any display that is patently offensive to a passerby for reasons other than its religious content;
 - d. is installed on property owned or maintained by the Association;
 - e. violates any applicable building line, right-of-way, setback, or easement; or
 - f. is attached to a traffic control device, streetlamp, fire hydrant, or utility sign, pole or fixture.

RP-2021-561314

3. The Association shall determine if the religious item is in violation of either section "2a" through "2f" above.

The guidelines are effective upon recordation in the Public Records of Harris County and supersede any guidelines for certain religious items which may have previously been in effect. Except as affected by Section 202.018 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.

Approved and adopted by the Board on this 15th day of September, 2021.

**CLEAR LAKE CITY COMMUNITY
ASSOCIATION, INC.**

BY: _____
Signature

Terry Canup
Terry Canup, Board President

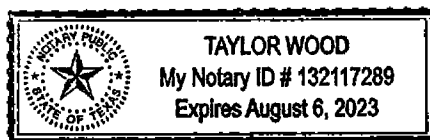
THE STATE OF TEXAS

§
§
§

COUNTY OF HARRIS

THIS INSTRUMENT was acknowledged before me on this the 15th day of September, 2021, by Terry Canup, Board President of **CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.**, a Texas non-profit corporation, on behalf of said corporation.

Taylor Wood
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



RP-2021-561314

RP-2021-561314
Pages 5
09/30/2021 09:44 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$30.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or
use of the described real property because of color or
race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2021-561314