

**The Homestead at Carrollton, Phase I Homeowners' Association, Inc.  
3102 Oak Lawn, Suite 202  
Dallas, TX 75219**

**Dedicatory Instruments**

**Guidelines for Display of Certain Religious Items**

**WHEREAS**, Lots in The Homestead at Carrollton, Phase I Homeowners' Association, Inc., are subject to Declaration of Covenants, Conditions, and Restrictions for The Homestead at Carrollton, Phase I Homeowners' Association, Inc., recorded on April 30, 1998, as Document Number 98-R0034670, Real Property Records, Denton County, Texas as amended or supplemented from time to time including the following instrument(s) recorded in the Real Property Records of Denton County, Texas:

- November 25, 1998, as Document Number 99-R0023033, First Amendment to Declaration of Covenants, Conditions and Restrictions for The Homestead at Carrollton, Phase I
- March 31, 1999, as Document Number 99-R0030914, Second Amendment to Declaration of Covenants, Conditions and Restrictions for The Homestead at Carrollton, Phase I
- August 12, 1999, as Document Number 99-R0082787, Annexation Agreement and Third Amendment to Declaration of Covenants, Conditions, and Restrictions for The Homestead at Carrollton  
December 14, 2001, as Document Number 99-R0135757, Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for The Homestead at Carrollton

**The Association wishes to adopt reasonable guidelines for Display of Certain Religious Items; and**

**WHEREAS**, the Board wishes to update and adopt these reasonable guidelines to be in compliance with Section 209.0062 of the Texas Property Code; and

**WHEREAS**, the Board intends to file these guidelines in the real property records of each county in which the subdivision is located, in compliance with Section 209.0062 of the Texas Property Code; and

**NOW, THEREFORE, IT IS RESOLVED** that the attached guidelines for display of certain religious items have been established by the Board and are to be recorded with the Real Property Records.

**THE HOMESTEAD AT CARROLLTON, PHASE I HOMEOWNERS' ASSOCIATION, INC.  
GUIDELINES FOR DISPLAY OF CERTAIN RELIGIOUS ITEMS**

STATE OF TEXAS                   §  
                                          §  
COUNTY OF DENTON           §

KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS The Homestead at Carrollton, Phase I Homeowners' 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 chapter 202 of the Texas Property Code was amended effective June 17, 2011, to add Section 202.018 ("Section 202.018") thereto dealing with the regulation of display of certain religious items; and

WHEREAS, the Board of Directors ("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 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.

5. 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.
6. Individually or in combination with each other, the items at any entry may not exceed 25 square inches total in size.
7. 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.
8. 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; or
  - b. violate any law; or
  - c. contain language, graphics or any display that is patently offensive to a passerby.
9. Approval from the Architectural Control Committee ("ACC") is not required for displaying religious items in compliance with these guidelines.
10. As provided by Section 202.018, the Association may remove any items displayed in violation of these guidelines.

The guidelines are effective upon recordation in the Public Records of Denton 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 14 day of May, 2014.

\_\_\_\_\_  
Name of Board Member

Title

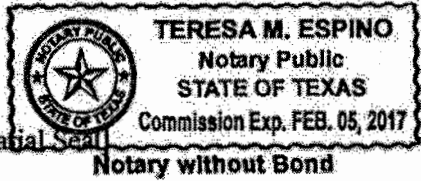
The Homestead at Carrollton, Phase I Homeowners' Association, Inc.

STATE OF TEXAS  
COUNTY OF DENTON

§  
§  
§

Before me, the undersigned authority, on this day personally appeared Noureen Khan,  
President (title), of The Homestead at Carrollton, Phase I Homeowners' Association, Inc., a Texas  
corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and  
acknowledged to me that he/she had executed the same as the act of said corporation for the purpose and consideration  
therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 14<sup>th</sup> day of May, 2014.



[Notarial Seal]

Teresa M. Espino  
Notary Public, State of Texas

Teresa M. Espino  
Printed Name  
My commission expires: Feb. 5<sup>th</sup>, 2017

**AFTER RECORDING RETURN TO:**  
FirstService Residential  
3102 Oak Lawn Avenue, Suite 202  
Dallas, Texas 75219

[Signature]  
Jay Clayton  
Steve Key