PI2-20120015734-2

SHAVANO CREEK HOMEOWNERS ASSOCIATION, INC.
GUIDELINES FOR DISPLAY OF CERTAIN RELIGIOUS ITEMS

STATE OF TEXAS *
*
COUNTY OF BEXAR *

KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS, the SHAVANO CREEK 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 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.

1. A property owner or resident may display or attach one or more religious items to each or any entry to their dwelling. Such items may include anything related to any faith that is motivated by the resident's sincere religious belief or tradition.

2. Individually or in combination with each other, the items at any entry may not exceed 25 square inches total in size.

3. 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.

4. 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.

5. Approval from the Shavano Creek Architectural Control Committee is not required for displaying religious items in compliance with these guidelines.

6. 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 Bexar 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 19th day of Jan 2012.

Dick Zucker,
President
SHAVANO CREEK HOMEOWNERS ASSOCIATION, INC.

STATE OF TEXAS *
*
COUNTY OF BEXAR *

Before me, the undersigned authority, on this day personally appeared Dick Zucker, President of SHAVANO CREEK 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 19th day of January 2012.

MARY SCHWOPE
Notary Public, State of Texas
My Commission Expires
September 03, 2014

[Notarial Seal]

Mary Schwope
Notary Public, State of Texas

Mary Schwope
Printed Name

My commission expires: 9-3-14

AFTER RECORDING RETURN TO:
SHAVANO CREEK HOMEOWNERS ASSOCIATION, INC
7613 Tezel Road
San Antonio, Texas 78250

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law
STATE OF TEXAS, COUNTY OF BEXAR
I hereby Certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

JAN 27 2012

COUNTY CLERK BEXAR COUNTY, TEXAS

Doc# 20120015734 Fees: $20.00
01/27/2012 3:28PM # Pages 2
Filed & Recorded in the Official
Public Records of BEXAR COUNTY
GERARD C. RICKHOFF COUNTY CLERK