

**THE LANDING COMMUNITY ASSOCIATION, INC.**  
**DISPLAY OF RELIGIOUS ITEMS POLICY**

STATE OF TEXAS                   §  
  §  
COUNTY OF MONTGOMERY       §

WHEREAS, the property encumbered by this Display of Religious Items Policy (the “Policy”) is that property restricted by the Declaration of Covenants, Conditions and Restrictions for The Landing, recorded in the Official Public Records of Montgomery County, Texas, under Clerk’s File No. 2022051250, as same has been or may be amended from time to time (the “Declaration”), and any other property which has been or may be subsequently annexed thereto and made subject to the authority of The Landing Community Association, Inc. (the “Association”); and

WHEREAS, pursuant to the Dedicatory Instruments governing the Property, the Association is vested with the authority to adopt policies, rules, and guidelines; and

WHEREAS, the Board of Directors of the Association (the “Board”) has determined that, in order to provide guidance regarding the display of religious items authorized by Texas Property Code Section 202.018 (the “Code”), it is appropriate for the Association to adopt a Display of Religious Items Policy for the properties under the jurisdiction of the Association; and

WHEREAS, any reference made herein to approval by the Architectural Review Committee (the “ARC”) means prior written approval by the ARC; and

WHEREAS, reference is hereby made to the Declaration for all purposes, and any and all capitalized terms used herein shall have the meanings set forth in the Declaration, unless otherwise specified in this Policy.

NOW THEREFORE, pursuant to the authority granted in the Code, the Board hereby adopts this Policy, which shall run with the land and be binding on all Owners and Lots within the Property. This Policy replaces any previously recorded or implemented policy that addresses the subjects contained herein.

**DISPLAY OF RELIGIOUS ITEMS:**

Owners and Occupants are generally permitted to display or affix one or more religious items on the Owner’s or Occupant’s Lot or Dwelling, the display of which is motivated by the Owner’s or Occupant’s sincere religious belief.

**ARC Application Required.** Before a religious display contemplated by the Code is displayed or affixed on an Owner's or Occupant's Lot or Dwelling, an ARC application must be submitted to the Association and approved in writing in accordance with the Declaration. The following information must be included with the application:

1. Type and description of the proposed religious display; and
2. Site plan indicating the location of the proposed religious display with respect to any applicable building line, right-of-way, setback or easement on the Owner's or Occupant's Lot or Dwelling.

Notwithstanding the foregoing, one or more religious items displayed or affixed on the entry of an Owner's or Occupant's Dwelling and not exceeding twenty-five (25) square inches, shall not require ARC approval. All other religious displays shall require ARC approval as set forth above.

The display or affixing of a religious item on the Owner's or Occupant's Lot or Dwelling is prohibited under the following circumstances:

1. The item threatens public health or safety;
2. The item violates a law other than a law prohibiting the display of religious speech;
3. The item contains language, graphics, or any display that is patently offensive to a passerby for reasons other than its religious content;
4. The item is installed on property:
  - a. owned or maintained by the Association; or
  - b. owned in common by Members of the Association;
5. The item violates any building line, right-of-way, setback, or easement that applies to the religious item pursuant to a law or to the Association's Dedicatory Instruments; or
6. The item is attached to a traffic control device, street lamp, fire hydrant, or utility sign, pole or fixture.

The display of a religious item that is not in compliance with this Policy will be considered a violation of the Dedicatory Instruments governing the Property.

[SIGNATURE PAGE FOLLOWS]

**CERTIFICATION**

I hereby certify that, as Secretary of The Landing Community Association, Inc., the foregoing Display of Religious Items Policy was approved on the 11th day of April, 2022, at a meeting of the Board of Directors at which a quorum was present.

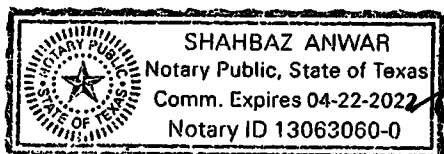
DATED, this the 11 day of April, 2022.

By: [Signature]  
Print Name: Travis Janik  
Title: Secretary

THE STATE OF TEXAS           §  
  §  
COUNTY OF Fort Bend       §

BEFORE ME, on this day personally appeared Travis Janik, the Secretary of The Landing Community Association, Inc., known by me to be the person whose name is subscribed to this instrument, and acknowledged to me that s/he executed the same for the purposes herein expressed, in the capacity herein stated, and as the act and deed of said corporation.

Given under my hand and seal this the 11<sup>th</sup> day of April, 2022.



[Signature]  
Notary Public - State of Texas

**After Recording Please Return To:**  
Casson Wen  
Isabella L. Vickers  
Roberts Markel Weinberg Butler Hailey PC  
2800 Post Oak Blvd., 57<sup>th</sup> Floor  
Houston, Texas 77056

**E-FILED FOR RECORD**

04/25/2022 10:15AM



COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,  
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number sequence on the date and time stamped herein by me and was duly e-RECORDED in the Official Public Records of Montgomery County, Texas.

**04/25/2022**



County Clerk  
Montgomery County, Texas