



**RELIGIOUS DISPLAYS POLICY  
FOR**

**HIDE-A-WAY ON THE GULF PROPERTY OWNERS' ASSOCIATION**

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

**WHEREAS** HIDE-A-WAY ON THE GULF HOMEOWNERS' ASSOCIATION, INC. (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 was amended by the 87<sup>th</sup> Texas Legislature and allows property owners associations to adopt reasonable guidelines to address religious displays within the community.

**WHEREAS** the Board of Directors of the Association ("Board") desires to establish a policy for Religious Displays consistent with Section 202.018 of the Texas Property Code, and to provide clear and definitive guidance to homeowners and the Association Board of Directors.

**WHEREAS** this policy applies to HIDE-A-WAY ON THE GULF HOMEOWNERS' ASSOCIATION s in Brazoria County, Texas.

**NOW THEREFORE, BE IT RESOLVED THAT:**

The following **POLICY REGARDING RELIGIOUS DISPLAYS** is hereby adopted:

## RELIGIOUS DISPLAYS POLICY FOR

### HIDE-A-WAY ON THE GULF PROPERTY OWNERS' ASSOCIATION

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Purpose and Intent:	This document sets forth minimum standards for HIDE-A-WAY ON THE GULF Homeowners Association regarding the approved process for display of religious items on a homeowner's private property within the community.
Authority:	The Board of Directors, pursuant to. <ul style="list-style-type: none"><li>• Texas Property Code, Section 202.018.</li></ul> hereafter known as the "Governing Documents" of the Association, has the authority to adopt and publish rules and regulations governing religious displays within the community.
Policy Conflict:	This Religious Displays policy shall automatically subordinate to any City, County, State or Federal rules and regulations.
Applicability:	The parameters contained within this Religious Displays policy shall apply to all Members of the Association. Members of the Association is as defined by the HIDE-A-WAY ON THE GULF Association governing documents
Religious Displays (Approved Locations):	Homeowner's may display religious items on private property that is legally owned by the homeowner.  Renter's must receive written approval from the legal homeowner of the property prior to displaying religious items on the property. A copy of that written approval must be provided to the Association if requested by the Board.
Religious Displays (Prohibited Locations):	Homeowner's may <b>NOT</b> display religious items in the following locations. This list is not meant to be all inclusive but to provide reasonable guidance to homeowner's and the Association. <ul style="list-style-type: none"><li>• Private property not legally owned by the homeowner.</li><li>• Association owned Common Areas.</li><li>• Common (shared) element property between homeowners (fencing, etc.);</li></ul>
Display Timing:	Religious Displays established for the purpose of celebrating a specific holiday season may be displayed as follows.

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- The religious display may be set up a maximum of thirty (30) days prior to the start of the holiday celebration.
- The religious display must be taken down within fourteen (30) days after the conclusion of the holiday celebration.
- Lighting that is associated with a religious / holiday display should take into consideration neighbors that reside near the property.

Religious Displays  
(Prohibited Items):

By law, the Association may prohibit a religious display if the religious display meets any of the following criteria.

- Threatens public health or safety.
- Violates a law other than a law prohibiting the display of religious speech.
- Contains language, graphics, or any display that is patently offensive to a passerby for reasons other than its religious content.
- Is located on Association Common Property, Common (shared) element property between homeowners, or on property not legally owned by the homeowner.
- Violates any applicable building line, setback, right-of-way, or easement; or is attached to a traffic control device, streetlamp, fire hydrant, utility sign, utility pole, or fixture.

I hereby certify that I am the duly elected, qualified and acting President of the Association and that the foregoing Common Areas Policy was approved by a majority vote of the Board of Directors as set forth above and now appears in the books and records of the Association, to be effective upon recording in the Official public Records of Real Property of Brazoria County, Texas.

TO CERTIFY which witness my hand this the 28<sup>th</sup> day of December, 2023.

**HIDE-A-WAY ON THE GULF PROPERTY OWNERS ASSOCIATION, INCORPORATED**

Lynda Beth Hudgins  
Signature of President

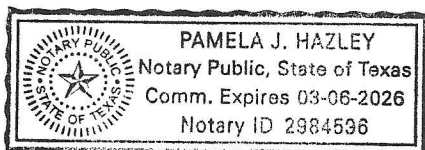
Print Name: Lynda Beth Hudgins

THE STATE OF TEXAS

COUNTY OF BRAZORIA

BEFORE ME, the undersigned notary public, on the 28<sup>th</sup> day of December, 2023 personally appeared Lynda Beth Hudgins, President of Hide-A-Way on the Gulf Property Owners Association, Incorporated, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.

Pamela J. Hazley  
Notary Public in and for the State of Texas



# FILED and RECORDED

Instrument Number: 2023057598

Filing and Recording Date: 12/29/2023 02:10:12 PM Pages: 5 Recording Fee: \$38.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in cursive script that reads "Joyce Hudman".

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Joyce Hudman, County Clerk  
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

***DO NOT DESTROY - Warning, this document is part of the Official Public Record.***

cclerk-lissete