

\*VG-342-2021-150119\*

**Denton County  
Juli Luke  
County Clerk**

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**Instrument Number: 150119**

Real Property Recordings

MISCELLANEOUS

Recorded On: August 18, 2021 03:15 PM

Number of Pages: 5

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**" Examined and Charged as Follows: "**

Total Recording: \$42.00

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

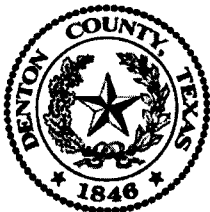
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 150119  
Receipt Number: 20210818000703  
Recorded Date/Time: August 18, 2021 03:15 PM  
User: Patty M  
Station: Station 5

**Record and Return To:**

SOUTHRIDE ESTATES HOA INC  
1332 TEASLEY LANE STE 268  
  
DENTON TX 76205



STATE OF TEXAS  
COUNTY OF DENTON

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke  
County Clerk  
Denton County, TX

**SOUTHRIDGE ESTATES HOMEOWNERS ASSOCIATION, INC.  
AMENDED (2021) RELIGIOUS ITEMS POLICY**

THE STATE OF TEXAS §

COUNTY OF DENTON §

I, Billie Ann Kasper, President of Southridge Estates Homeowners Association, Inc. (the "**Association**"), do hereby certify that at a meeting of the Board of Directors of the Association (the "**Board**") duly called and held on the ninth day of August, 2021, with at least a quorum of the Board being present and remaining throughout, and being duly authorized to transact business, the following Amended (2021) Religious Items Policy (this "**Policy**") was duly approved by a unanimous vote of the members of the Board in attendance:

**RECITALS:**

1. Chapter 202 of the Texas Property Code was amended in 2016 to add sections relating to the display of Religious Items.
2. These sections were subsequently amended by the 87<sup>th</sup> Texas Legislature in SB 1588, effective September 1, 2021.
3. The Board of Directors of the Association desires to adopt guidelines relating to the display of Religious Items, compliant with the applicable provisions in Chapter 202 of the Texas Property Code, as amended.

**POLICY PROVISIONS:**

**Section 1. Definitions.** Capitalized terms used in this Policy have the following meanings:

**1.1 Declaration** — The Declaration of Covenants, Conditions and Restrictions for Southridge Estates, Denton, Texas recorded on June 29, 1995 under Clerk's File No. 95-R0038519 of the Official Public Records of Real Property of Denton County, Texas, and as later supplemented or amended.

**1.2 Dedicatory Instrument (or dedicatory instrument)** - Each document governing the establishment, maintenance or operation of the properties within Southridge Estates, as more particularly defined in Section 202.001 of the Texas Property Code.

**1.3 Policies** – The Policies for Southridge Estates Homeowners Association, Inc., adopted and recorded as Dedicatory Instruments. As used in the singular form "**Policy**", the term means this Amended (2021) Religious Items Policy, adopted and recorded as a Dedicatory Instrument.

**1.4 Modifications Committee** — The Modifications Committee for Southridge Estates Homeowners Association, Inc., as identified in the Declaration.

1.5. **Southridge Estates** — A subdivision in Denton County, Texas. The recording data for the Subdivision Development are as follows: Phase 1 in Cabinet K, Pages 398-99 (Document 94-R0092111), Document 95-R0012284 (Correction), and Cabinet N, Page 381 (Document 97-R0067976); Phase 2 in Cabinet M, Pages 97-98 (Document 96-R0028050); and Phase 3 in Cabinet O, Page 268 (Document 98-R0024875) in the Plat Records of Denton County, Texas.

Other capitalized terms used in this Policy have the same meanings as that ascribed to them in the Declaration.

**Section 2. Religious Items.** This Policy does not prohibit or apply to temporary seasonal decorations related to religious holidays as otherwise permitted in Southridge Estates. Notwithstanding any other provision contained within the Declarations, it is intended that the restrictions therein be interpreted, applied and enforced in full compliance with, and subject to the limitations of, §202.018 of the Texas Property Code, as that statute may hereafter be amended or superseded. Owners and residents may display one or more Religious Items on their property or dwelling, related to any faith, and motivated by the resident's sincere religious belief or tradition, where such items, individually or in combination with each other, meet the following criteria, applied in a faith-neutral manner:

2.1 **Location.** Except as otherwise provided in this Section, Religious Items may not be installed: (a) within the common areas of the Association or upon commonly owned property; (b) on property belonging to others; (c) on, within, or attached to public property (including traffic control devices, street lamps, fire hydrants, or utility signs, poles or fixtures); or (d) in any manner that violates any applicable building line, right-of-way, setback or easement restriction.

2.2 **Content.** A Religious Item may not contain language, graphics, or any display that is patently offensive to a passerby of ordinary sensibilities, for reasons other than its religious content.

2.3 **Limitation.** A Religious Item may not be displayed or affixed in a manner that threatens public health or safety, or that violates any law (other than a law prohibiting the display of religious speech). Religious Items may not

2.4 **Other.** This Policy does not authorize the violation of covenants or Policies relating to the content-neutral display of flags or signs, regardless of the message content. The Modifications Committee has the authority to allow a religious statue or other Religious Item to be placed in a landscape bed or other portion of a Lot.

**Section 3. Conflicts.** In the event of a conflict between a provision in the Declaration and a provision in this Policy that is based upon applicable law, the provisions in this Policy shall control.

## **CERTIFICATION**

I, Billie Ann Kasper, hereby certify that I am the duly elected, qualified and acting President of the Association and that at a meeting of the Board of Directors of the Association

duly called and held on the ninth day of August, 2021 (the "Effective Date"), with at least a quorum of the Board being present and remaining throughout, and being duly authorized to transact business, the foregoing "Amended (2021) Religious Items Policy" was duly approved by the unanimous vote of the members of the Board in attendance.

IN WITNESS THEREOF, I have hereunto subscribed my name on the date shown below but made effective as the Effective Date, as specified above.

Southridge Estates Homeowners Association,  
Inc.  
A Texas nonprofit corporation



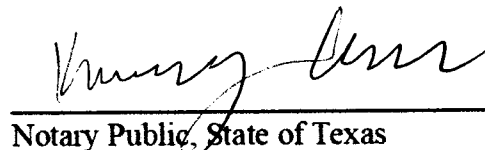
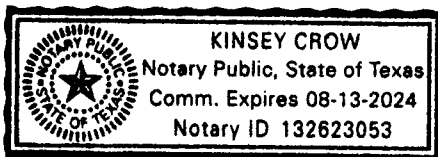
BY: Billie Ann Kasper  
ITS: President

THE STATE OF TEXAS     §

COUNTY OF DENTON     §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Billie Ann Kasper, President of Southridge Estates Homeowners Association, Inc., proved to me by Texas driver license to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes therein expressed and in the capacity therein stated.

Given under my hand and affirmed the seal of office, this 13<sup>m</sup> day of August, 2021.

  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Southridge Estates Homeowners Association, Inc.  
1332 Teasley Lane, Suite 268  
Denton, Texas 76205

