

**BRAUN STATION WEST COMMUNITY IMPROVEMENT ASSOCIATION, INC.
GUIDELINES FOR DISPLAY OF CERTAIN RELIGIOUS ITEMS**

STATE OF TEXAS
COUNTY OF BEXAR

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KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS, the Braun Station West Community Improvement 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 any thing related to any resident’s religious belief or tradition.
2. A Building or Improvement Request Form (ACC) is not required for religious items displayed in compliance with these guidelines.
3. Items displayed during customarily recognized holidays should be promptly removed following that holiday season, but no longer than 10 days after.
4. Consideration and courtesy for the safety of neighbors, motorists, and enjoyment of peace and quiet during varied work and rest hours, makes it incumbent upon anyone desiring to include speakers or loudspeakers, whether emanating from inside or outside of the residence, to insure the volume does not infringe upon other residents enjoyment of their property and rights.
5. To the extent allowed by the United States state constitution and the Texas state 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.
6. Decorations must be located upon the resident's property so as not to encroach on a neighboring property or BSW common area.

- 7. Whenever BSWCIA becomes aware of violations, the owner or resident will be contacted, reminded of the Policy and requested to make pertinent corrections or display removal.
- 8. As provided by Section 202.018 of the Texas Property Code, BSW may remove any items displayed in violation of these guidelines

The guidelines are effective upon recordation in the Public Records of {county name} 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 _____ day of _____, 2011.

 {officer name}
 {position}
 Braun Station West Community Improvement Association,
 Inc.

STATE OF TEXAS §
 §
 COUNTY OF BEXAR §

Before me, the undersigned authority, on this day personally appeared {name}, {position} of Braun Station West Community Improvement 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 _____ day of _____, 2011.

Notary Public, State of Texas

[Notarial Seal]

Printed Name

My commission expires: _____