

Section EXHIBIT - Sample Provision Excerpt (Public Preview)

g. This paragraph 4 shall not apply to seasonal religious holiday decorations as h. All religious item displays other than seasonal religious displays must receive prior approval from the Association's architectural reviewing body prior to installation, except for displays on any exterior door or door frame of the home that are 25 square inches or smaller.

ISSUE #1



MARKUP #1 ->



MARKUP #1 · SUBJECTIVE OR OVERBROAD WORDING

BOARD & COUNSEL REVIEW

Sec. EXHIBIT (p. 11): Clause restricts religious displays using the repealed 25-square-inch front-door cap or prohibits religious items in violation of Tex. Prop. Code § 202.018 (SB 1588).

Statutory / Legal Reference: Tex. Prop. Code § 202.018 (SB 1588)

Statutory Comparison: Effective September 1, 2021, SB 1588 amended Tex. Prop. Code S 202.018 to expand protection for religious items displayed or affixed on the owner's or resident's property or dwelling (not solely the front entry door) and repealed the former 25-square-inch size limitation.

CURRENT WORDING IN DOCUMENT:

g. This paragraph 4 shall not apply to seasonal religious holiday decorations as h. All religious item displays other than seasonal religious displays must receive prior approval from the Association's architectural reviewing body prior to installation, except for displays on any exterior door or door frame of the home that are 25 square inches or smaller.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

EXHIBIT A-3 c. No portion of the display may extend above the lowest point of the dwelling's front roof line. d. All displays must be kept in good repair. e. Displays may not exceed 5' in height x 3' in width x 3' in depth. f. The number of displays is limited to three (3). g. This paragraph 4 shall not apply to seasonal religious holiday decorations as h.