Serenity Pines

SERENITY PINES RESIDENTIAL ASSOCIATION, INC.

DISPLAY OF RELIGIOUS ITEMS POLICY

STATE OF TEXAS §
§
COUNTY OF LIBERTY §

I. PURPOSE

The purpose of this Display of Religious Items Policy (this "***Policy***") is to provide guidance regarding the display of religious items authorized by Texas Property Code Section 202.018 (the "***Code***"). The Board of Directors (the "***Board***") of Serenity Pines Residential Association, Inc., a Texas nonprofit corporation (the "***Association***") has determined that it is in the best interest of the Association to establish this Policy regarding the display of religious items on property subject to its jurisdiction.

II. APPLICABILITY AND AUTHORITY

The property encumbered by this Policy is that property restricted by the Declaration of Covenants, Conditions, and Restrictions for Serenity Pines (Residential Property), recorded under Clerk's File No. 2026022712 in the Official Public Records of Liberty County, Texas, as same has been and may be amended from time to time (the "***Declaration***"), and any other property which has been and may be subsequently annexed into Serenity Pines and made subject to the authority of the Association.

Reference is made to the Declaration for all purposes. Unless otherwise set forth in this Policy, the capitalized terms used in this Policy are defined in the same manner as set forth in the Declaration and the interpretation provision set forth in the Declaration applies to this Policy, which definitions and interpretation provision are incorporated in this Policy for all purposes by this reference.

Any reference made in this Policy to approval by the Architectural Review Committee (the "***ARC***") means prior written approval by the ARC.

Pursuant to the Dedicatory Instruments governing the Property, the Board is vested with the authority to adopt policies, rules, and guidelines.

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Pursuant to the authority granted in the Code, the Board adopts this Policy, which runs with the land and is binding on all Owners and Lots within the Property. The provisions of this Policy are in addition to any other applicable guidelines, rules, or policies. This Policy is effective upon the recording of same. After the effective date, in the event of a conflict between the terms of this Policy and any previously adopted guidelines, rules, or policies addressing the subjects contained in this Policy, this Policy will control.

Invalidation of any one or more of the covenants, conditions, restrictions, or provisions contained in this Policy will in no way affect any one of the other covenants, conditions, restrictions, or provisions of this Policy, which remain in full force and effect.

III. DISPLAY OF RELIGIOUS ITEMS POLICY

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 25 square inches do not require ARC approval. All other religious displays 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:

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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, streetlamp, fire hydrant, or utility sign, pole, or fixture.

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

[SIGNATURE PAGE FOLLOWS]

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President

CERTIFICATION

I certify that, as ~~President~~ August of the Serenity Pines Residential Association, Inc., a Texas nonprofit corporation, the foregoing Display of Religious Items Policy was approved on the 19th day of August, 2026, at a meeting of the Board of Directors at which a quorum was present.

DATED, this the 19th day of August, 2026.

Serenity Pines Residential Association, Inc.,
a Texas nonprofit corporation

By: _____
Print Name: Kevin Campbell
Title: President

THE STATE OF TEXAS §
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COUNTY OF Liberty §

BEFORE ME, on this day personally appeared Kevin Campbell, the President of Serenity Pines Residential Association, Inc., a Texas nonprofit corporation, 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 and in the capacity stated in this instrument, and as the act and deed of said corporation.

Given under my hand and seal this the 19th day of August, 2026.

_____
Notary Public, State of Texas

SANDRA LOPEZ MARTINS
NOTARY PUBLIC
STATE OF TEXAS
ID: 125675759
EXP: 07-31-2030

After Recording Please Return To:
Lisa L. Gambrell
Rida J. Sarwar
Roberts Markel Weinberg Butler Hailey PC
2800 Post Oak Blvd., 57th Floor
Houston, Texas 77056

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THE STATE OF TEXAS
COUNTY OF LIBERTY

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Liberty County, Texas.

2026025968 NOT
08/25/2026 10:29:08 AM Total Fees: $37.00

Lee Haidusek Chambers,County Clerk
Liberty County, Texas