

VERANDAH HOMEOWNERS' ASSOCIATION, INC.

GUIDELINES FOR THE
DISPLAY OF CERTAIN RELIGIOUS ITEMS AND EXTERIOR LIGHTING.

WHEREAS, the Board of Directors (the "Board") of Verandah Homeowners' Association, Inc. (the "Association") wishes to adopt reasonable guidelines outlining the restrictions applicable to religious displays and exterior lighting in order to permit them while also striving to maintain an aesthetically harmonious and peaceful neighborhood for all neighbors to enjoy; and

WHEREAS, the Board wishes to adopt these reasonable guidelines in compliance with Section 202.018 of the Texas Property Code regarding the restrictions applicable to religious displays and exterior lighting; and

WHEREAS, the Board intends to file these guidelines in the real property records of each county in which the subdivision is located, in compliance with Section 202.006 of the Texas Property Code; and

WHEREAS, this policy may be amended at any time and from time to time by the Board of Directors by Resolution as a stand-alone policy to comport with industry standards, to amend or revise provisions of the policy as may be deemed necessary and in the best interest of the Association; and

NOW THEREFORE, the Board of Directors of Verandah Homeowners' Association, Inc. does hereby adopt the following:

- (1) An owner may display or affix on owner's or resident's property or dwelling one or more religious items the display of which is motivated by the owner's or resident's sincere religious belief.¹
- (2) the Association may limit or restrict the number of days in which certain items may be displayed on any portion of the exterior of the residence or lot and may enact certain rules regarding the brightness or other display effects that can be considered a threat, Offense, nuisance or annoyance and Owner shall immediately remove any items when requested.
- (3) If displaying or affixing of a religious item on the owner's or resident's property or dwelling violates any of the following covenants, then Verandah Homeowners' Association, Inc. ("Association") may remove or require the removal of the item(s) displayed that:
 - (a) threaten the public health or safety;
 - (b) violate a law other than a law prohibiting the display of religious speech;
 - (c) contain language, graphics, or any display that is patently offensive to a passerby for reasons other than its religious content;

¹ For purposes of these Guidelines, a sincere religious belief relates to the faithful devotion to a god or gods, the supernatural or belief that addresses fundamental and ultimate questions having to do with deep and imponderable matters. A religion is comprehensive in nature; it

consists of a belief-system as opposed to an isolated teaching. Religious displays are different than signs or other figures related to a cause which is prohibited.

- (d) is in a location other than the owner's or resident's property or dwelling, *i.e.*, installed on property owned or maintained by the Association, or owned in common by two or more members of the Association;
- (e) is located in violation of any applicable building line, right-of-way, setback, or easement; or
- (f) is attached to a traffic control device, streetlamp, fire hydrant, utility sign, pole, or fixture.

(4) Display Parameters:

- (a) All religious displays must be located within five feet (5') of the dwelling's frontmost building line (*i.e.*, ***within 5' of the front facade of the dwelling.***)
- (b) Displays may not be located within building setbacks.
- (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 described in paragraph 5.
- (h) All religious item displays other than seasonal religious and other seasonal 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 twenty-five (25) square inches or smaller. For example, and without limitation, no prior permission is required from the Association to place a cross, mezuzah, or other similar religious symbol smaller than twenty-five (25) square inches on the dwelling's front door or door frame. If the dedicatory instruments do not designate an architectural reviewing body (such as an architectural control committee), then the approval must be received from the Board of Directors.

- (5) Seasonal Religious or Other Holiday Decorations. Seasonal religious and other holiday decorations are temporary decorations commonly associated with a seasonal holiday, such as Christmas, or Diwali lighting, Christmas wreaths, and Hanukkah or Kwanzaa seasonal decorations. The Board of Directors has the sole discretion to determine what items qualify as seasonal religious, or other holiday decorations. Unless otherwise provided by the Declaration, seasonal religious or other holiday decorations may be displayed under the same guidelines as shown in (6)(i) below.

- (6) Lighting not associated with a religious belief, such as but not limited to, jellyfish lighting, is prohibited without the prior written consent of the Architectural Control Committee (the "ACC"). Lighting of this nature that is used for holiday lighting shall conform with the same rules and time limits of display as all others. When not used in conjunction with a religious or other holiday, jellyfish and other lighting must be displayed only at night and only on low wattage so as not to disturb surrounding neighbors. No color, rotating or flashing lights are allowed.

Without the prior written consent of the ACC, the following shall constitute the timelines in which lighting and certain other displays shall be allowed:

- (i) Lights, and decorations that are erected or displayed in commemoration or celebration of publicly observed holidays or as part of a sincere religious belief, may not be installed more than six (6) weeks in advance of that specific holiday and may not be illuminated more than four (4) weeks in advance and must be turned off and removed within three (3) weeks after that holiday has ended.

No Owner or Resident is authorized to use a material or color for an entry door or door frame of the Owner's or Resident's Residence or make an alteration to the entry door or door frame that is not authorized by the Association, Declaration or otherwise expressly approved by the Architectural Reviewer.

IT IS RESOLVED these Guidelines were duly introduced, seconded, and were thereafter adopted at a regular scheduled meeting of the Board of Directors, at which a quorum was present, by at least a majority vote of the Board of Directors present and eligible to vote on this matter. This Policy shall remain in force and effect until revoked, modified, or amended by the Board of Directors. These Guidelines shall be filed of record in the Official Public Records of Hunt County, Texas.

IN WITNESS WHEREOF, the undersigned, being the Board President of the Association has executed this Notice as of the 21st day of October 2025.

VERANDAH HOMEOWNERS'
ASSOCIATION INC.

a Texas non-profit corporation

By: Kade Terry

Its: Kade Terry, Board President

**THE STATE OF TEXAS
COUNTY OF HUNT**

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

2025-20389

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A handwritten signature in black ink, reading "Becky Landrum". The signature is written in a cursive, flowing style.

Becky Landrum, County Clerk
Hunt, TX