

**CERTIFICATE OF ADOPTION
OF
POLITICAL SIGNS AND HOLIDAY DECORATIONS POLICY
OF
CHESTERFIELD COMMUNITY ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

KNOW ALL BY THESE PRESENTS:

WHEREAS, the Board of Directors (the "Board") of Chesterfield Community Association, Inc., a Texas non-profit corporation (the "Association") is charged with administering and enforcing that certain Declaration of Covenants, Conditions and Restrictions for Chesterfield, Section One recorded in the Office of the County Clerk of Harris County, Texas, under Clerk's File No. H256095, as may be supplemented and amended from time to time encumbering the Chesterfield community (the "Community"); and

WHEREAS, Section 204.010(a)(6) of Texas Property Code provides that a property owners' association, acting through its board, may regulate the use, maintenance, repair, replacement, modification and appearance of the subdivision; and

WHEREAS, the Board has determined that in connection with providing guidelines regarding the regulation of the display of political signs and holiday decorations in the Community, it is appropriate for the Association to adopt the policy set forth below; and

WHEREAS, Article VI, Section 3 of the By-Laws of the Association provide that a majority of the members of the Board shall constitute a quorum for the transaction of business and that the action of a majority of the members of the Board at a meeting at which a quorum is present is the action of the Board; and

WHEREAS, the Board held a meeting on April 11, 2019 (the "Adoption Meeting"), at which at least a majority of the members of the Board were present and duly passed the policy set forth below (the "Political Signs and Holiday Decorations Policy");

NOW, THEREFORE, to give notice of the matters set forth herein, the undersigned, being the President of the Association, does hereby certify that at the Adoption Meeting, at least a majority of the members of the Board were present and the Board duly adopted the Political Signs and Holiday Decorations Policy. The Political Signs and Holiday Decorations Policy is effective upon recordation of this instrument in the Official Public Records of Harris County, Texas, and supplements any restrictive covenants, guidelines or policies regarding the issues set forth in the Political Signs and Holiday Decorations Policy which may have previously been in effect for the Community, unless such restrictive covenants, guidelines or policies are in conflict with the Political Signs and Holiday Decorations Policy, in which case the terms of the Political

Signs and Holiday Decorations Policy will control. The Political Signs and Holiday Decorations Policy is as follows:

1. **Display of Political Signs.** Signs advertising a political candidate or ballot item for an election ("Political Signs") may not be displayed on an Owner's lot in the Community: (i) earlier than ninety (90) days before the date of the election to which the Political Signs relate; or (ii) after ten (10) days after the date of the election to which the Political Signs relate. Political Signs must be ground-mounted and may not be mounted, installed, posted, or displayed in any other manner and may not be displayed from a window, balcony, façade of a home or garage, roof, fence, or any other structure or improvement on a lot. Political Signs must be located on the lot of the owner or resident who authorizes the Political Signs, and may not be located on common areas, rights-of-way within the Community, or the lot of an owner or resident who has not granted prior authorization for the Political Signs. Only one (1) Political Sign for each candidate or ballot item is allowed. Further, Political Signs may not:

- (1) Contain roofing material, siding, paving materials, flora, one or more balloons or lights, or any other similar building, landscaping or nonstandard decorative component;
- (2) Be attached in any way to plant material, a traffic control device, a light, a trailer, a vehicle, or any other existing structure or object;
- (3) Be painted on any architectural surfaces;
- (4) Threaten the public health or safety;
- (5) Larger than four feet by six feet;
- (6) Violate a law;
- (7) Contain language, graphics, or any display that would be offensive to an ordinary person; or
- (8) Be accompanied by music or other sounds or by streamers or is otherwise distracting to motorists.

The Association reserves the right to remove any Political Signs displayed in violation of the above.

2. **Display of Holiday Decorations.** Except for religious holidays, holiday decorations (i.e. Thanksgiving, Halloween, and USA Independence Day), including but not limited to lights, may not be placed on the house, garage or front yard earlier than sixteen (16) days before the holiday being celebrated and must be removed no later than fourteen (14) days after such holiday. For religious holidays, religious holiday decorations, including but not limited to lights, may not be placed on the house, garage or front yard earlier than forty (40) days before the religious holiday being celebrated and must be removed no later than fourteen (14) days after such religious holiday. Holiday decorations must be located on the lot of the owner or resident who authorizes the holiday decorations and may not be located on common areas, rights-of-way within the Community, or the lot of an owner or resident who has not granted prior authorization for the holiday decorations. Further holiday decorations may not:

- (1) Be attached in any way to a traffic control device;
- (2) Be painted on any architectural surfaces;
- (3) Threaten the public health or safety;
- (4) Violate a law;
- (5) Contain language, graphics, or any display that would be offensive to an ordinary person; or
- (6) Be accompanied by music or other sounds.

EXECUTED on the date of the acknowledgment set forth herein below, to be effective as set forth above.

CHESTERFIELD COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation

By:

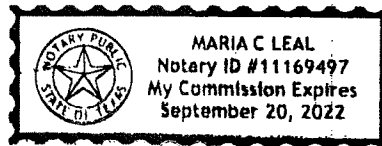
Nicholas Jessett, President

THE STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged before me on the April 11, 2019, by Nicholas Jessett, President of Chesterfield Community Association, Inc., a Texas non-profit corporation, on behalf of said corporation.

Maria C Leal
Notary Public, State of Texas



WHEN RECORDED, RETURN TO:

Mark K. Knop
Hoover Slovacek LLP
5051 Westheimer, Suite 1200
Houston, Texas 77056

RP-2019-150896
Pages 4
04/15/2019 01:46 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
DIANE TRAUTMAN
COUNTY CLERK
Fees \$24.00

RP-2019-150896 UNOFFICIAL COPY

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

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.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Diane Trautman

COUNTY CLERK
HARRIS COUNTY, TEXAS