

**\*\*\*\* Electronically Filed Document \*\*\*\***

**Brazos County, TX  
Karen McQueen  
County Clerk**

---

**Document Number: 2012-1136190  
Recorded As : ERX-RECORDINGS**

**Recorded On: October 24, 2012  
Recorded At: 04:16:34 pm  
Number of Pages: 5  
Book-VI/Pg: Bk-OR VI-10975 Pg-30  
Recording Fee: \$32.00**

**Parties:**

**Direct- DUCK HAVEN HOMEOWNERS ASSOCIATION INC  
Indirect- PUBLIC**

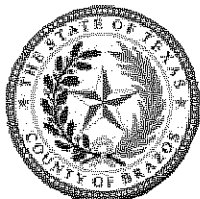
**Receipt Number: 452112  
Processed By: Cathy Barcelona**

---

**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

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.

---



I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public records of BRAZOS COUNTY, TEXAS

Honorable Karen McQueen, County Clerk, Brazos County

**DUCK HAVEN HOMEOWNERS ASSOCIATION, INC.**  
**DISPLAY OF DECORATIONS AND RELIGIOUS ITEMS POLICY**

STATE OF TEXAS                   §  
  §  
COUNTY OF BRAZOS           §

WHEREAS, the property encumbered by this Display of Decorations and Religious Items Policy is that property restricted by the Declaration of Covenants, Conditions, Reservations and Restrictions of Duck Haven Estates, recorded under Brazos County Clerk's File No. 00846415, as same has been or may be amended from time to time ("Declaration"), and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of the Duck Haven Homeowners Association, Inc. (the "Association").

NOW THEREFORE, pursuant to the authority granted in Sections 202.018 of the Texas Property Code, the Declaration and the Articles of Incorporation of the Association, the Board of Directors (the "Board"), hereby adopts this Display of Decorations and Religious Items Policy ("Policy"), which shall run with the land and be binding on all owners and lots within the subdivision. This Policy replaces any previously recorded or implemented policy that addresses the subjects contained herein.

**DISPLAY OF RELIGIOUS ITEMS**

Owners and residents are generally permitted to display or affix one or more religious items on the entry to their dwelling, the display of which is motivated by the owner's or resident's sincere religious belief.

The display or affixing of a religious item on the entry to the owner's or resident's dwelling is prohibited under the following circumstances:

1. The item threatens the public health or safety;
2. The item violates a law;
3. The item contains language, graphics or any display that is patently offensive to a passerby;
4. The item is in a location other than the entry door or door frame or extends past the outer edge of the door frame of the owner's or resident's dwelling; and
5. The item, individually or in combination with other religious item(s) displayed or affixed on the entry door or door frame, has a total size of greater than 25 square inches.

The Association, pursuant to Section 202.018 of the Texas Property Code, may remove an item displayed in violation of this Policy.

This Policy in no way authorizes an owner or resident to use a material or color for an entry door or door frame of the owner's or resident's dwelling or make an alteration to the entry door or door frame that is not authorized by the Declaration.

**DISPLAY OF DECORATIONS**

The display of decorations is governed by the following guidelines:

**1. Decorations for Holidays ("Seasonal Decorations").**

The various time frames that Seasonal Decorations may be displayed are as follows:

Unless otherwise provided herein, winter holiday decorations may be installed one month before the holiday occurs and must be removed 5 days after the holiday.

Easter decorations may be installed one month before the holiday occurs and must be removed 5 days after the holiday.

Fourth of July decorations may be installed one month before the holiday occurs and must be removed 5 days after the holiday.

Halloween decorations may be installed one month before the holiday occurs and must be removed 5 days after the holiday.

St. Patrick's Day decorations may be installed 14 days before the holiday occurs and must be removed 5 days after the holiday.

Valentines decorations may be installed 14 days before the holiday occurs and must be removed 5 days after the holiday.

**2. Decorations for Special Occasions ("Theme Decorations").**

The various time frames that Theme Decorations may be displayed are as follows:

- Birth announcement may be placed in yard for 1 week
- Graduation announcement may be placed in yard for 1 week
- Birthday decorations may be placed on the exterior for 2 days

**3. Seasonal or Theme Flags.**

Seasonal or Theme Decorations in the form of flags are permitted, and ACC approval is not required, as long as the flags are maintained in good appearance and compliant with

the applicable time frames set forth above.

**4. Seasonal or Theme Decorations, Common Areas and ACC Approval.**

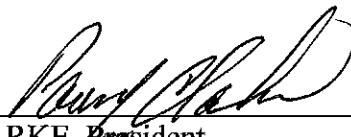
Other than the Seasonal and Theme Decorations/flags noted above, all other holiday and seasonal decorations will be considered on a case-by-case basis by the ACC. No individual or group of individuals or organization shall be permitted to place or maintain any type of decoration on or in any common area without prior express written consent of the ACC. Commercial-grade decorations shall not be allowed. Commercial-grade decorations are defined as decorations that have been manufactured or produced to a scale (e.g., height, width) or that require installation and maintenance that is not typical or consistent with a residential setting.

During the time periods set forth above, the residence may be decorated in a fashion that celebrates the holiday or occasion. It is not necessary to get ACC approval in advance. Outdoor music will not be permitted before 9 a.m. or after 10 p.m. on Sundays through Thursdays and not after 11 p.m. on Fridays and Saturdays. Should a residence be decorated prior to the defined holiday season or should the decorations remain in public view after the time period indicated, the residence will be in violation of this Policy.

**CERTIFICATION**

I hereby certify that the foregoing Display of Decorations and Religious Items Policy was approved on the 23<sup>rd</sup> day of October, 2012, at a meeting of the Board of Directors at which a quorum was present.

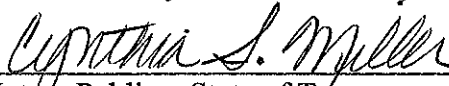
DATED this the 23<sup>rd</sup> day of October, 2012.

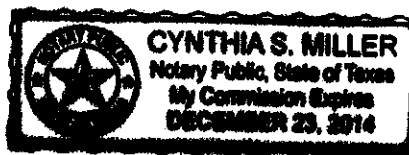
  
\_\_\_\_\_  
PAUL CLARKE, President

STATE OF TEXAS                   §  
  §  
COUNTY OF BRAZOS           §

BEFORE ME, on this day personally appeared Paul Clarke, the President of the Duck Haven Homeowners Association, Inc., known by me to be the person whose name is subscribed to this instrument, and acknowledged to me that he executed the same for the purposes herein expressed and in the capacity herein stated, and as the act and deed of said corporation.

Given under my hand and seal of office, this 23<sup>rd</sup> day of October, 2012.

  
\_\_\_\_\_  
Notary Public – State of Texas



After Recording Please Return To:  
Stephanie L. Quade  
Roberts Markel Weinberg P.C.  
2800 Post Oak Blvd., 57<sup>th</sup> Floor  
Houston, TX 77056