

**FORREST LAKE TOWNHOUSE ASSOCIATION, INC.**  
**Display of Decorative Items Resolution**

STATE OF TEXAS  
COUNTY OF HARRIS

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KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS the Forrest Lake Townhouse Association, Inc. ("Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Governing Documents, including, but not limited to, the Reservations, Restrictions and Easements; Articles of Incorporation; By-Laws; Rules; Resolutions; and Policies, including amendments thereto, for the Forrest Lake Townhouse community (referred to collectively as "Governing Documents"); and

WHEREAS, the Board of Directors ("Board") of the Association desires to establish set guidelines for Owners for the display of decorative items on Association Common Areas.

WHEREAS, the Board of the Association has determined that in connection with maintaining the aesthetics and architectural harmony of the community, and to provide clear and definitive guidance regarding the display of decorative items therein, it is appropriate for the Association to adopt guidelines regarding the display of decorative items within the community.

NOW, THEREFORE, the Board has duly adopted the following *Display of Decorative Items Resolution*.

1. All Owners and Residents of townhouses in the Association (defined as the property administered by the Board of Directors of the Association) may only display decorative items in the Association Common Area directly in front of their townhouse.
2. Decorative items displayed in celebration of specific holidays must be removed within ten (10) days after the specific holiday has passed.
3. Decorative items may not interfere with the use of sidewalks and other similar structures by residents of the community. In addition, decorative items may not:
  - a. Threaten public health or safety; or
  - b. Violate any law; or
  - c. Contain language, graphics, or any display that is patently offensive to a passerby; or
  - d. Overly large, noisy, or bright items; or
  - e. Destructive to the landscape and trees.
4. Any damage to decorative items is not the responsibility of the Association and the resident displaying the decorative item is solely responsible for the decorative item. The display of decorative items is at the resident's sole risk.
5. This resolution shall not be deemed to indicate that display of decorative items within the Common Areas constitutes an approval or transfer of property to the resident from the Association.
6. This resolution supplements but does not replace the Guidelines for Display of Certain Religious Items.
7. Approval from the Architectural Control Committee ("ACC") is not required for the display of decorative items in compliance with this resolution.

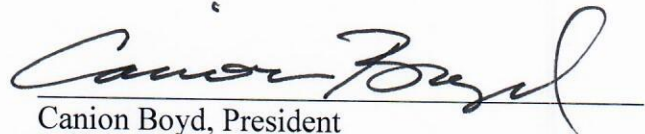
8. The Association may remove any items displayed in violation of this resolution.
9. Owners and Residents may be fined not less than \$50 or more than \$100 per violation of this resolution. All fines are passed in accordance with the Governing Documents of the Association and Texas Property Code Sections 209.006 or 209.007.

This Resolution is enforceable upon recordation in the Public Records of Harris County, and supersedes any prior resolutions regarding display of decorative items that may have previously been in effect. Except as affected by the Texas Property Code and/or by this Resolution, all other provisions contained in the Governing Documents or any other dedicatory instruments of the Association shall remain in full force and effect.

### CERTIFICATION

I, the undersigned, being the President of the Forrest Lake Townhouse Association, Inc., hereby certify that the foregoing Resolution was adopted by at least a majority of the Forrest Lake Townhouse Association, Inc.'s Board of Directors.

Approved and adopted by the Board of Directors on the 15<sup>th</sup> day of November 2018.



Canion Boyd, President  
Forrest Lake Townhouse Association, Inc.