

MARY LOUISE GARCIA

COUNTY CLERK



100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

FIRSTSERVICE RESIDENTIAL  
3102 OAK LAWN AVE STE 202  
DALLAS, TX 75219

Submitter: THE PARKS OF DEER CREEK  
HOMEOWNERS  
ASSOCIATIONS

**DO NOT DESTROY**  
**WARNING - THIS IS PART OF THE OFFICIAL RECORD.**

Filed For Registration: 9/18/2013 9:25 AM

Instrument #: D213245934

OPR

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PGS

\$52.00

By: \_\_\_\_\_

*Mary Louise Garcia*

D213245934

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY  
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

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Tarrant County Texas

Official Public Records

12/1/2011 3:09 PM

D211290355

*Mary Louise Garcia*  
SECOND SUPPLEMENT TO THE  
NOTICE OF FILING OF DEDICATORY INSTRUMENTS  
FOR  
THE PARKS OF DEER CREEK  
Pursuant to Section 202.006 of the Texas Property Code  
Submitter: ACS \$120.00

PURSUANT TO SECTION 202.006 OF THE TEXAS PROPERTY CODE

STATE OF TEXAS §  
§ KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF TARRANT §

THIS SECOND SUPPLEMENT TO THE NOTICE OF FILING OF DEDICATORY INSTRUMENTS FOR THE PARKS OF DEER CREEK PURSUANT TO SECTION 202.006 OF THE TEXAS PROPERTY CODE (this "Notice") is made this 30 day of November, 2011, by The Parks of Deer Creek Homeowners Association, Inc. (the "Association").

**WITNESSETH:**

**WHEREAS**, Lumbermen's Investment Corporation ("Declarant") prepared and recorded an instrument entitled "Declaration of Covenants, Conditions and Restrictions for The Parks of Deer Creek" on or about March 7, 2000, as Instrument No. D200047147 of the Deed Records of Tarrant County, Texas (the "Declaration"); and

**WHEREAS**, the Association is the property owners association created by the Declarant to manage or regulate the property subjected to and governed by the Declaration, which property is more particularly described in the Declaration; and

**WHEREAS**, Section 202.006 of the Texas Property Code provides that a property owners association must file each dedicatory instrument governing the association that has not been previously recorded in the real property records of the county in which the development is located; and

**WHEREAS**, Section 202.006(b) of the Texas Property Code, effective January 1, 2012, provides that a dedicatory instrument has no effect until the instrument is filed in accordance with this section; and

**WHEREAS**, on or about March 6, 2009, the Association recorded a Notice of Filing of Dedicatory Instruments for The Parks of Deer Creek as Instrument No. D209061845 of the Real Property Records of Tarrant County, Texas (the "Notice"); and

**WHEREAS**, on or about May 23, 2011, the Association recorded a First Supplement to Notice of Filing of Dedicatory Instruments for The Parks of Deer Creek as Instrument No. D211120248 of the Real Property Records of Tarrant County, Texas (the "Notice"); and

**WHEREAS**, the Association desires to supplement the Notice to include the dedicatory instruments attached as Exhibit "A" pursuant to and in accordance with Section 202.006 of the Texas Property Code.

NOW, THEREFORE, the dedicatory instruments attached hereto as *Exhibit "A"* are true and correct copies of the originals and are hereby filed of record in the Real Property Records of Tarrant County, Texas, in accordance with the requirements of Section 202.006 of the Texas Property Code.

IN WITNESS WHEREOF, the Association has caused this First Supplement to the Notice of Filing of Dedicatory Instruments to be executed by its duly authorized agent as of the date first above written.

THE PARKS OF DEER CREEK HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation

By: *D.K. Ward*  
Its: *Secretary*

**ACKNOWLEDGMENT**

STATE OF TEXAS §  
  §  
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared *D.K. Ward*, *Secretary* of The Parks of Deer Creek Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed the same for the purposes and consideration therein expressed on behalf of said corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this *30<sup>th</sup>* day of *November*, 2011.



*Susan Hill Garrison*  
Notary Public, State of Texas  
*5/9/15*  
My Commission Expires

AFTER RECORDING, RETURN TO:  
Riddle & Williams, P.C.  
3710 Rawlins Street, Suite 1400  
Dallas, Texas 75219

**Exhibit "A"**

**Dedictory Instruments**

- A-1 Document Retention Policy
- A-2 Document Inspection and Copying Policy
- A-3 Alternative Payment Plan Policy
- A-4 Rescission of Collection Policies
- A-5 Email Registration Policy
- A-6 Solar Energy Device Guidelines
- A-7 Rainwater Collection Device Guidelines
- A-8 Roofing Materials Guidelines
- A-9 Flag Display Guidelines
- A-10 Religious Item Display Guidelines

**THE PARKS OF DEER CREEK HOMEOWNERS ASSOCIATION, INC.**

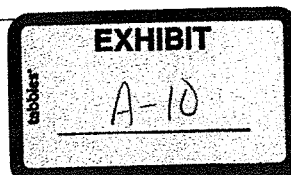
**RELIGIOUS ITEM DISPLAY GUIDELINES**

**WHEREAS**, the Texas Legislature passed House Bill 1278 which amends Chapter 202 of the Texas Property Code by adding Section 202.018 which precludes associations from adopting or enforcing a restrictive covenant which governs an owner's or resident's right to display or affix on the entry to the owner's or resident's dwelling one or more religious items the display of which is motivated by the owner's or resident's sincere religious belief; and

**WHEREAS**, pursuant to Section 202.018(b) of the Texas Property Code, the Board of Directors of The Parks of Deer Creek Homeowners Association, Inc. (the "Association") is permitted to adopt certain limitations on the display of religious items.

**NOW, THEREFORE, IT IS RESOLVED**, in order to comply with Section 202.018 of the Texas Property Code, the Board of Directors of Association adopts the following guidelines to govern the display of religious symbols.


- A. An owner or resident may not display or affix a religious item on the entry to the owner or resident's dwelling which:
  - 1. threatens the public health or safety;
  - 2. violates a law;
  - 3. contains language, graphics, or any display that is patently offensive to a passerby;
  - 4. 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; or
  - 5. individually or in combination with each other religious item displayed or affixed on the entry door or door frame has a total size of greater than 25 square inches;
- B. The definitions contained in the Association's dedicatory instruments are hereby incorporated herein by reference.
- C. In the event of any conflict between Section 202.018(b) of the Texas Property Code and any restrictions contained in any governing document of the Association, including design guidelines, policies and the Declaration, Section 202.018(b) and this Religious Item Display Policy controls.



**IT IS FURTHER RESOLVED** that these Religious Item Display Guidelines are effective upon adoption hereof, to remain in force and effect until revoked, modified or amended.

This is to certify that the foregoing resolution was adopted by the Board of Directors at a meeting of same on 11/30/11, and has not been modified, rescinded or revoked.

DATE: 11/30/11

  
Secretary