



MEMORIAL THICKETSM HOMEOWNERS ASSOCIATION, INC.

702 PLAINWOOD DRIVE
HOUSTON, TEXAS 77079

713.501.5406
WWW.MEMORIALTHICKET.ORG

SIGNS AND BILLBOARDS DISPLAY POLICY

This Signs and Billboards Display Policy was approved by the Board of Directors (the "Board") for Memorial Thicket Homeowners Association, Inc., a Texas nonprofit corporation ("MTHA"), and the Architectural Control Committee (the "ACC") for MTHA, on the 16th day of November 2023 and replaces in its entirety the MTHA Signs and Billboards Display Policy approved by the Board on December 28, 2011.

1. This policy serves to advise homeowners of the community standards regarding signs and billboards. Except for signs under Paragraph 5 below and displayed religious items under Paragraph 6 below, Members (or if the Member has leased his Lot, the lessee) are required to submit an application to the ACC and receive written approval from the ACC before displaying any signs or billboards on their Lot. Compliance with this policy does not ensure that an application to display a sign or billboard will automatically be approved by the ACC.
2. Except as provided within this policy, no signs or billboards of any type are permitted on any Lot. If not in compliance with this policy, MTHA may remove the displayed sign or billboard.
3. The ACC may approve appropriate traffic control and caution signs from time to time.
4. Signs showing support for elementary, middle, or high school sports and activities are permitted provided:
 - a. Signs are limited to one per participant of said activities residing on the Lot; if a resident is engaged in multiple said sports or activities then signs shall still be limited to one as to that resident; and
 - b. No sign shall exceed two feet in width and four feet in height or be supported by more than one stake; and
 - c. Each sign shall be at or near the front of the residence and shall be limited to 10 days per calendar month and three months per calendar year.
5. To the extent applicable law requires MTHA to permit such, a Member (or if the Member has leased his Lot, the lessee) may display on the Member's Lot one or more signs advertising a political candidate or ballot item for an election. Such signs must comply with the requirements set forth below:

- a. Signs may only be displayed on or after the 90th day before the date of the election to which the sign relates and before the 10th day after that election date.
- b. Signs must be ground-mounted.
- c. No more than one sign may be displayed for each candidate or ballot item.
- d. No sign may contain roofing material, siding, paving materials, flora, one or more balloons or lights, or any other similar building, landscaping or nonstandard decorative component.
- e. No sign may 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.
- f. No painting of architectural surfaces is permitted.
- g. No sign may threaten the public health or safety.
- h. No sign may be larger than four feet by six feet.
- i. No sign may violate a law.
- j. No sign may contain language, graphics or any display that would be offensive to the ordinary person.
- k. No sign may be accompanied by music or other sounds or by streamers or is otherwise distracting to motorists.

6. To the extent applicable law requires MTHA to permit such, a Member (or if the Member has leased his Lot, the lessee) may display on the Member's Lot one or more religious items the display of which is motivated by the Member's (or if the Member has leased his Lot, the lessee's) sincere religious belief. Notwithstanding the foregoing, and to the extent not prohibited by the Constitutions and other applicable laws of the State of Texas and the United States, such items may not:

- 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;
- d. violate any applicable building line, right-of-way, setback or easement; or
- e. be attached to a traffic control device, street lamp, fire hydrant, or utility sign, pole or fixture.

This Signs and Billboards Display Policy is applicable to the following described property: Memorial Thicket, Sections One and Three, according to the maps or plats thereof, as recorded under Clerk's File Nos. G438422, and N396309, respectively, in the Harris County Map Records of Harris County, Texas, along with any amendments and replats thereto, and any additional tracts or parcels of land as may thereafter have been brought within the jurisdiction of the subdivision.

CERTIFICATION

"I, the undersigned, being the President of Memorial Thicket Homeowners Association, Inc., hereby certify that the foregoing Signs and Billboard Display Policy was adopted by at least a majority of

Memorial Thicket Homeowners Association, Inc.'s board of directors, at an open and properly noticed meeting of the board, at which a quorum of the board was present."

Meghan Lee
MEGHAN LEE
President

ACKNOWLEDGEMENT

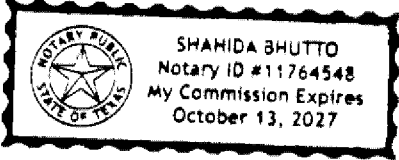
THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Meghan Lee, President of Memorial Thicket Homeowners Association, Inc., a Texas nonprofit corporation, and, being by me first duly sworn, declared that she is the person who signed the foregoing document in her representative capacity and that the statements contained therein are true and correct.

Given under my hand and seal of office this the 16th day of November, 2023.

Shahida Bhutto
Notary Public, State of Texas

PREPARED AND E-RECORDED BY:
HOLTTOLLETT, PC
9821 Katy Freeway, Ste. 350
Houston, Texas 77024



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Pages 4
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e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$26.00

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.




COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2023-441957