

**NOTICE OF FILING for the
CHATEAU DIJON TOWNHOMES OWNERS ASSOCIATION, INC.**

**STATE OF TEXAS §
 §
COUNTY OF BEXAR §**

WHEREAS, all of the property located in the Chateau Dijon Townhomes is subject to that certain Declaration of Covenants, Conditions and Restrictions recorded as Document No. 914249, and as amended, in the Official Condominium Records of Bexar County, Texas, (the "Declaration");

WHEREAS, in accordance with the Declaration, the Chateau Dijon Townhomes Owners Association, Inc., a Texas nonprofit corporation (the "Association") was created to administer the terms and provisions of the Declaration. Unless the Declaration or applicable law expressly provides otherwise, the Association acts through a majority of its board of directors (the "Board");

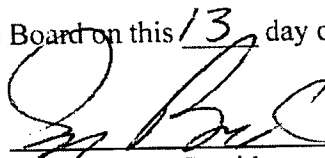
WHEREAS, the Association is empowered to enforce the restrictive covenants, bylaws, or similar instruments governing the administration or operation of the Association (collectively, the "Dedictory Instruments");

WHEREAS, subsequent to the filing of the original Dedictory Instruments there have been a number of changes to the Texas Property Code pertinent to condominium associations, and the Association has identified, through experience, elements in the current Dedictory Instruments that hinder effective management of the Condominium regime because they are not included, are unclear or inadequate;

WHEREAS, Section 202.006 of the Texas Property Code provides that a condominium association must file each Dedictory Instrument governing the Association that has not been previously recorded in the real property records of the county(s) in which the Condominiums are located;

NOW, THEREFORE, the Board of the Association hereby declares that Property within the Condominiums are to be held, sold and conveyed subject to the following easements, restrictions, covenants, and conditions, all of which are for the purpose of enhancing and protecting the value, desirability and attractiveness of the Condominium regime. These easements, covenants, restrictions and conditions run with the Property and are binding upon all parties having or acquiring any right, title, or interest in the Property or any part thereof, their heirs, successors and assigns, and inure to the benefit of each Owner thereof.

Approved and adopted by the Board on this 13 day of September, 2021.



Greg Bolden, President
Chateau Dijon Townhomes Owners Association, Inc.

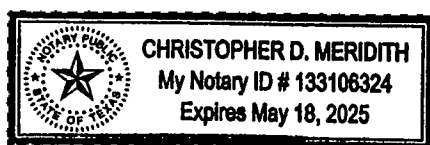
STATE OF TEXAS

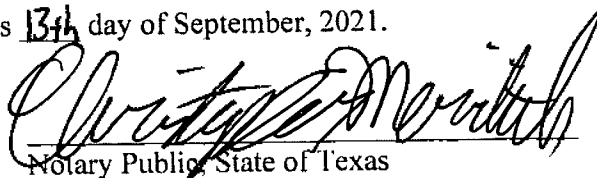
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COUNTY OF BEXAR

Before me, the undersigned authority, on this day personally appeared Greg Bolden, President of the Chateau Dijon Townhomes Owners Association, Inc., a Texas non-profit corporation, known to be the person and officer whose name is subscribed to the foregoing Notice of Filing and acknowledged to me that he/she had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 13th day of September, 2021.




Notary Public, State of Texas

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CHATEAU DIJON TOWNHOMES OWNERS ASSOCIATION, INC.**

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EXHIBIT 1

**PANDEMIC EXPOSURE POLICY for the
CHATEAU DIJON TOWNHOMES OWNERS ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

WHEREAS, all of the property located in the Chateau Dijon Townhomes is subject to that certain Declaration of Covenants, Conditions and Restrictions recorded as Document No. 914249, and as amended, in the Official Condominium Records of Bexar County, Texas, (the “Declaration”);

WHEREAS, in accordance with the Declaration, the Chateau Dijon Townhomes Owners Association, Inc., a Texas nonprofit corporation (the “Association”) was created to administer the terms and provisions of the Declaration. Unless the Declaration or applicable law expressly provides otherwise, the Association acts through a majority of its board of directors (the “Board”);

WHEREAS, the Association is empowered to enforce the restrictive covenants, bylaws, or similar instruments governing the administration or operation of the Association (collectively, the “Dedictory Instruments”);

WHEREAS, Section 148.003 of the Texas Civil Practice and Remedies Code was adopted effective June 14, 2021, regarding liability for causing exposure to a pandemic disease; and

WHEREAS, the Board of the Association desires to hereby establish a Pandemic Exposure Policy consistent with the provisions of Section 148.003 and to additionally provide clear and definitive guidance to its members.

NOW THEREFORE, the Board has duly adopted the following *Pandemic Exposure Policy* (the “Policy”):

PANDEMIC EXPOSURE POLICY

A person, including but not limited to Board Members and/or employees of the Association, is not liable for injury or death caused by exposing an individual to a pandemic disease during a pandemic emergency unless the claimant establishes that:

1. The person who exposed the individual:
 - A. Knowingly failed to warn the individual of or remediate a condition that the person knew was likely to result in the exposure of an individual to the disease, provided that the person:
 - i. Had control over the condition;

- ii. Knew that the individual was more likely than not to come into contact with the condition; and
 - iii. Had a reasonable opportunity and ability to remediate the condition or warn the individual of the condition before the individual came into contact with the condition; or
- B. Knowingly failed to implement or comply with government-promulgated standards, guidance, or protocols intended to lower the likelihood of exposure to the disease that were applicable to the person or the person's business, provided that:
 - i. The person had a reasonable opportunity and ability to implement or comply with the standards, guidance, or protocols;
 - ii. The person refused to implement or comply with or acted with flagrant disregard of the standards, guidance, or protocols; and
 - iii. The government-promulgated standards, guidance, or protocols that the person failed to implement or comply with did not, on the date that the individual was exposed to the disease, conflict with government-promulgated standards, guidance, or protocols that the person implemented or complied with; and
- 2. Reliable scientific evidence shows that the failure to warn the individual of the condition, remediate the condition, or implement or comply with the government-promulgated standards, guidance, or protocols was the cause in fact of the individual contracting the disease.

Miscellaneous.

- a. Amendment. This Policy may be revoked or amended from time to time by the Board. This Policy will remain effective until the Association records an amendment to this Policy in the Official Public Records of Bexar County, Texas.
- b. Conflict. In the event of any conflict between this Policy and any Dedicatory Instrument of the Association, this Policy controls.
- c. Effective Date. This Policy is effective upon recordation in the Official Public Records of Bexar County, Texas.

EXHIBIT 2

**RELIGIOUS ITEMS DISPLAY POLICY for the
CHATEAU DIJON TOWNHOMES OWNERS ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

WHEREAS, all of the property located in the Chateau Dijon Townhomes is subject to that certain Declaration of Covenants, Conditions and Restrictions recorded as Document No. 914249, and as amended, in the Official Condominium Records of Bexar County, Texas, (the “Declaration”);

WHEREAS, in accordance with the Declaration, the Chateau Dijon Townhomes Owners Association, Inc., a Texas nonprofit corporation (the “Association”) was created to administer the terms and provisions of the Declaration. Unless the Declaration or applicable law expressly provides otherwise, the Association acts through a majority of its board of directors (the “Board”);

WHEREAS, the Association is empowered to enforce the restrictive covenants, bylaws, or similar instruments governing the administration or operation of the Association (collectively, the “Dedictory Instruments”);

WHEREAS, Section 202.018 of the Texas Property Code was amended effective May 31, 2021, regarding the regulation of the display of certain religious items; and

WHEREAS, the Board of the Association desires to hereby establish a Religious Items Display Policy consistent with the provisions of Section 202.018 and to provide clear and definitive guidance to its members.

NOW THEREFORE, the Board has duly adopted the following *Religious Items Display Policy* (the “Policy”):

RELIGIOUS ITEMS DISPLAY POLICY

1. A property owner or resident may display or affix religious items to their property. Such items include those related to any faith that is motivated by the owner’s or resident’s sincere religious belief.
2. To the extent allowed by the Texas Constitution and the United States Constitution, any such displayed or affixed religious items may not:
 - a. Threaten the public health or safety;
 - b. Violate a law other than a law prohibiting the display of religious speech;or

- c. Contain language, graphics, or any display that is patently offensive to a passerby for reasons other than its religious content.
- 3. Religious items may be displayed only on the private property owned by the record title owner. Religious items may not be displayed or affixed on:
 - a. Property owned or maintained by the Association
 - b. Property owned in common by members of the Association;
 - c. Property effected by any valid building line, right-of-way, setback, or easement; or
 - d. Any traffic control device, street lamp, fire hydrant, utility sign, pole, or fixture.
- 4. Approval from the Association is not required for displaying religious items in compliance with this Policy.
- 5. This Policy will not be interpreted to apply to otherwise permitted temporary seasonal holiday decorations, such as lighting, wreaths, and/or yard decorations. To the extent such temporary seasonal holiday decorations are not of a religious nature, the Board has the sole discretion to determine what items qualify as temporary seasonal holiday decorations and may impose time limits and other restrictions on the display of such decorations. Temporary seasonal holiday decorations may not be installed more than thirty (30) days before the respective holiday and shall be removed no later than fourteen (14) days after the same holiday.
- 6. Miscellaneous.
 - a. Amendment. This Policy may be revoked or amended from time to time by the Board. This Policy will remain effective until the Association records an amendment to this Policy in the Official Public Records of Bexar County, Texas.
 - b. Conflict. In the event of any conflict between this Policy and any Dedicatory Instrument of the Association, this Policy controls.
 - c. Effective Date. This Policy is effective upon recordation in the Official Public Records of Bexar County, Texas.

File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20210254795
Recorded Date: September 13, 2021
Recorded Time: 3:50 PM
Total Pages: 10
Total Fees: \$58.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 9/13/2021 3:50 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk