

**CERTIFICATE OF ADOPTION
OF
SECURITY MEASURES AND
LIGHTING GUIDELINES OF
TERRACES ON MEMORIAL HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF HARRIS §

WHEREAS, the Board of Directors (the "Board") of Terraces on Memorial Homeowners Association, Inc., a Texas non-profit corporation (the "Association") is charged with administering and enforcing those certain covenants, conditions, and restrictions encumbering the Terraces on Memorial community (the "Community"); and

WHEREAS, Chapter 202 of the Texas Property Code was amended effective September 1, 2021, to add Section 202.023 thereto ("Section 202.023"); and

WHEREAS, Section 202.023 requires a property owners' association to allow an owner the ability to build or install a security measure, such as a security camera, motion detector, or perimeter fence, subject to certain guidelines and restrictions; and

WHEREAS, the Board has determined that in connection with the adoption of guidelines and restrictions on security measures in the Community, it is appropriate for the Association to adopt the guidelines described herein below; and

WHEREAS, the Bylaws of the Association provide that a majority of the members of the Board shall constitute a quorum for the transaction of business and that the action of a majority of the members of the Board at a meeting at which a quorum is present is the action of the Board; and

WHEREAS, the Board held a meeting on the 26th day of JANUARY, 2022 (the "Adoption Meeting"), at which at least a majority of the members of the Board were present and duly passed the guidelines described herein below (the "Security Measures Guidelines").

NOW, THEREFORE, to give notice of the matters set forth herein, the undersigned, being the President of the Association, does hereby certify that at the Adoption Meeting, at least a majority of the members of the Board were present and the Board duly adopted the Security Measures and Lighting Guidelines. The Security Measures and Lighting Guidelines are effective upon recordation of this Certificate in the Official Public Records, and supplement any restrictive covenants, guidelines or policies regarding the types of security measures which may have previously been in effect for the Community, unless such restrictive covenants, guidelines or policies are in conflict with the Security Measures and Lighting Guidelines here, in which case the terms in this Security Measures and Lighting Guidelines will control. The Security Measures and Lighting Guidelines are as follows:

RP-2022-71349

1. **General.** Property owners may install or build security measures on their lot intended to promote security for their own lot and property while adhering to and promoting the design, harmony and aesthetics of the Community.
2. **Cameras/Motion Detectors.** Property owners may place cameras and motion detectors on their own lot as security measures. Cameras and motion detectors may not be placed on the lot of any other owner, or on any Association property. Owners shall take reasonable care to ensure that cameras are aligned so that backyard or side-yard portions of neighboring properties are not captured on the recording so as to maintain a degree of privacy for the users of the neighboring properties. Prior ARC approval is required.
3. **Perimeter Fencing.** Perimeter fencing is permitted by the Association as a security measure and must be ground-mounted on the boundary line of the property owner's lot and installed in a contiguous manner around the entirety of the lot boundaries but wholly upon the property owner's lot. Perimeter fencing shall be of a height that is reasonable in relation to its location on the lot and surrounding structures. A gate in a perimeter fence is for all purposes considered part of the perimeter fence. Perimeter fencing as a security measure shall not consist of any barbed wire, razor wire, chain link, or vinyl. Electrically charged fencing as a security measure or otherwise is prohibited. Fences that may be installed in the front yard of any home may only be made of black wrought iron matching the current side-yard or, in the case of lake lots, the backyard fences, and gates. The height of the fence must be reasonable in relation to the size of the lot and surrounding improvements. Fences must remain on the property of the owner. The swing of any gate across a driveway may not reach beyond the street curb so as not to impede any use of the street whatsoever.
4. **Lighting.** Lighting installed, whether as a security measure or otherwise deemed as a lot/house/yard enhancement, shall be of a style and brightness/incandescence suitable for a residential area, and the owner must take reasonable care not to encroach or cause a nuisance to neighboring properties or nearby common areas. Further, the number of lights installed on a dwelling must be reasonable for the size of said house and yard.
5. **Burglar Bars.** Burglar bars must be installed inside the window so as to maintain an aesthetically pleasing appearance of the exterior of the dwelling.
6. **Plans and Specifications.** Prior to installation of any security measure, including but not limited to, cameras, motion detectors, perimeter fencing, and lighting, owners must submit to the Association's architectural reviewing body (the "Architectural Reviewing Body"), plans and specifications, including dimensions, colors, materials, and proposed location on the owner's lot, scaled in relation to all boundary lines and other improvements on the lot. Owners must receive prior written approval from the Architectural Reviewing Body prior to installation of any security measures. The Architectural Reviewing Body may require the use of, or prohibit,

specific materials, colors, and designs and may require specific location(s) for the security measure. A property owner who builds or installs a security measure must ensure that it is in compliance with all laws, ordinances and codes. An approval of an application for a security measure by the Architectural Reviewing Body is not a guaranty of compliance with any laws, ordinances, codes, drainage requirements or otherwise, and the property owner assumes all risks, expenses and liabilities associated with safety and security measures built or installed, including, but not limited to, the city or county requiring the removal of perimeter fencing or security measure for any reason. Approval by the Architectural Reviewing Body is not a guarantee of safety or security. The Association does not provide security and is not responsible for the safety or security in the Community.

- 7. Maintenance. Any security measure built or installed shall be properly maintained, kept in good repair, and not go into a state of disrepair or become an eyesore.

EXECUTED on the date of the acknowledgment set forth herein below, to be effective as set forth above.

Terraces on Memorial Homeowners Association, Inc., a Texas non-profit corporation

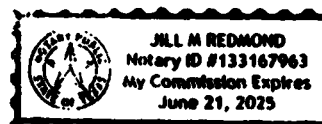
By: Nick Kornuta
Nick Kornuta, President

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on February 8, 2022, by Nick Kornuta, President of Terraces on Memorial Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said corporation.

Jill M Redmond
Notary Public, State of Texas

WHEN RECORDED. RETURN TO:
Hoover Slovacek LLP
5051 Westheimer, Suite 1200
Houston, Texas 77056



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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.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

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