

THE ESTATES OF WEDGEWOOD FALLS HOMEOWNERS ASSOCIATION, INC.

SECURITY MEASURES POLICY

STATE OF TEXAS §
COUNTY OF MONTGOMERY §

WHEREAS, The Estates of Wedgewood Falls Homeowners Association, Inc. (the "Association"), is the governing entity for Estates of Wedgewood Falls, an addition in Montgomery County, Texas, according to the map or plat thereof, recorded in the Map Records of Montgomery County, Texas, under Cabinet Z, Sheet 2714, along with any amendments, replats and supplements thereto, and any additional real property made subject to the jurisdiction of the Association (the "Subdivision"); and

WHEREAS, this Security Measures Policy is applicable to the Subdivision and Association; and

WHEREAS, all terms used herein that are defined in Chapter 202 of the Texas Property Code shall have the meaning as defined in the statute; and

WHEREAS, Section 202.023 of the Texas Property Code was amended to establish the right of property owners whose property is subject to restrictive covenants to install and maintain certain types of security measures; and

WHEREAS, to the extent this policy conflicts with any existing governing document or dedicatory instrument of the Association or Subdivision, this policy controls by virtue of such contrary provision being pre-empted by State law; and

WHEREAS, to the extent any existing governing document or dedicatory instrument does not conflict with this policy or Section 202.022 of the Texas Property Code, such provision remains in full force and effect, including requirements that application for and approval of improvements be obtained prior to installation; and

WHEREAS, this Dedicatory Instrument constitutes Restrictive Covenants as those terms are defined by Texas Property Code §202.001, et. seq, and the Association shall have and may exercise discretionary authority with respect to these Restrictive Covenants;

NOW THEREFORE, in view of the foregoing and in compliance with the Texas Property Code, the Association hereby adopts and imposes on the Subdivision and the Association the following policies, rules, and regulations:

Pursuant to Section 202.023 of the Texas Property Code, a property owner may install security measures, including but not limited to, a security camera, motion detector, or perimeter fence, to the extent such measure complies with the regulations set forth below.

1. An owner is prohibited from installing a security camera in a place other than on the property owner's private property.
2. Any security perimeter fence to be installed at or behind the front building line (and as to corner lots, the front and side street building lines) must meet all Association requirements in its dedicatory instruments relative to materials, height, location and appearance for privacy fencing.
3. Any security perimeter fences to be installed forward of the front (or side street) building line are subject to the right of the Association to require different types of fencing front of the building line than the type behind the building line (including without limitation the type of material, color, style and design) and must comply with regulations to be established by the board of directors of the Association, if any.
4. No Owner may install a security measure that is visible from any street in the Subdivision until they have submitted a written application to, and receiving written approval from, the association representatives responsible for architectural review for the Subdivision.

CERTIFICATION

"I, the undersigned, being a Director of The Estates of Wedgewood Falls Homeowners Association, Inc., hereby certify that the foregoing was adopted by at least a majority of The Estates of Wedgewood Falls Homeowners Association, Inc.'s board of directors, at a properly noticed, open board meeting, at which a quorum of the board was present."

By: Holmes & Jones

Print name: HARRAN D. HARRIS

Title: PRESIDENT

ACKNOWLEDGEMENT

STATE OF TEXAS §

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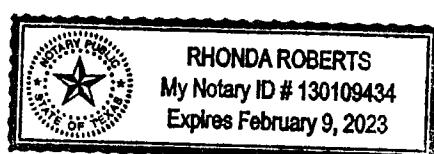
COUNTY OF MONTGOMERY

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BEFORE ME, the undersigned authority, on this day personally appeared the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that he is the person who signed the foregoing document in his representative capacity and that the statements contained therein are true and correct.

Given under my hand and seal of office this the 25th day of August, 2021.

Shonda Roberts
Notary Public, State of Texas



E-FILED FOR RECORD

09/03/2021 11:59AM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number
sequence on the date and time stamped herein
by me and was duly e-RECORDED in the Official Public
Records of Montgomery County, Texas.

09/03/2021



County Clerk
Montgomery County, Texas