

COMMUNITY ASSOCIATION FOR ASHFORD GARDENS, INC.

GUIDELINES FOR SECURITY MEASURES

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

WHEREAS section 202.023 of the Texas Property Code ("Code") allows property owners to install security measures on their property and authorizes the property owners' association to regulate such items in compliance with the Code; and

WHEREAS Community Association for Ashford Gardens, Inc. ("Association") is the property owners' association charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the various sections of the subdivision (referred to collectively as "Declarations"); and

WHEREAS, the Board of Directors ("Board") of the Association desires to regulate security measures by establishing regulations and guidelines relating to such measures in compliance with the Code; and

WHEREAS, this Dedicatory Instrument is a Restrictive Covenant as defined by the Code section 202.001, et. seq, and the Association may exercise discretionary authority with respect to these Restrictive Covenants;

NOW, THEREFORE, the Board has duly adopted these Guidelines for Security Measures which shall be reasonably applied and enforced:

- (1) Security measures under these guidelines may include, but not be limited to:
  - a. security cameras and associated signal transmission and recording equipment,
  - b. motion detectors and associated activated devices, or
  - c. perimeter fences.

(2) Security measures may not be installed on the property other than the owner's property. Cameras should face into and record any portion of the owner's property or of a public area. For privacy reasons, cameras should not face into or record the private property of others, such as a neighboring property.

(3) Perimeter fences may be installed on the property owner's property. Any such perimeter fence must meet all Association requirements in its dedicatory instrument relative to materials, height, location, coating and appearance and must be approved by the Association before construction begins.

(4) Lighting may be used as a security measure. Any such lighting must be directed onto the property owner's property and minimize spillover to adjacent properties, public areas and

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common areas. Spillover may be minimized with placement, screening and shielding on the fixture. Any such lighting must be of a type and design permitted by the Association.

(5) For life safety reasons, burglar bars are not permitted on the exterior of windows or doors. Security bars with quick-release mechanisms may be installed on the interior of homes if allowed under local municipal regulations.

(6) Any such security measures must comply with all applicable state and local building, safety, permitting or licensing requirements which may exceed the requirements under these guidelines.

(7) All new and replacement security measures must be submitted to the Association for review using the application process provided to property owners. No work may be initiated until written approval is provided to the property owner from the Association .

These guidelines are effective upon recordation in the Public Records of Harris County, and supersede any Guidelines for Security Measures which may have previously been in effect. Except as affected by Code section 202.023 and/or by these guidelines, all other provisions contained in the Declarations or any other dedicatory instruments of the Association remain in full force and effect.

Approved and adopted by the Board on this 20 day of September 2021.

Community Association for Ashford Gardens, Inc.

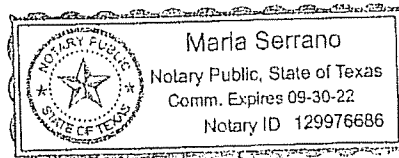
By: [Signature]  
Name: Josiah Falekulo  
Title: President

STATE OF TEXAS §  
  §  
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 20 day of September 2021 personally appeared Josiah Falekulo (printed name), President (title) of Community Association for Ashford Gardens, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and in the capacity therein expressed.

[Signature]  
Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:  
BARTLEY & SPEARS, P.C.  
2002 W Grand Parkway N, Ste. 150  
Katy, Texas 77449



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# Pages 3  
09/29/2021 05:01 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$22.00

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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