SUMMERSET ESTATES PROPERTY OWNERS ASSOCIATION
SECURITY MEASURES POLICY

STATE OF TEXAS §
§
COUNTY OF MONTGOMERY §

WHEREAS, Summerset Estates Property Owners Association, a Texas nonprofit corporation (the "Association") is the governing entity for Summerset Estates, a Subdivision in Montgomery County, Texas (the "Subdivision"); and

WHEREAS, the Association is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declaration for the Subdivision; and

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

WHEREAS, Section 202.023 of the Texas Property Code was amended to establish the right of a property owner whose property is subject to the restrictive covenants to building or installing security measures; and

WHEREAS, to the extent any existing governing document or dedicatory instrument does not conflict with this policy or Section 202.023 of the Texas Property Code, such provision remains in full force and effect; and

WHEREAS, this Dedicatory Instrument represents 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 Restrictive Covenants; and

WHEREAS, the Board of Directors of the Association (the "Board") has determined that in connection with maintaining the aesthetics and architectural harmony of the Subdivision, and to provide clear and definitive guidance regarding the installation and maintenance of certain types of security measures therein, it is appropriate for the Association to adopt guidelines regarding security measures.

NOW, THEREFORE, in light 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 *Security Measures Policy*:

Pursuant to Section 202.023 of the Texas Property Code, a property owner or resident 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 or resident 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 must meet all Association requirements in its dedicatory instruments relative to materials, height, location and appearance for fencing.
3. Any perimeter fence to be installed forward of the front (or side street) building line are subject to the right of the ACC to require different types of fencing front of the building line than the type behind the building line (including but not limited to, the type of material, color, style and design) and must comply with regulations to be established by the Board, if any.
4. No owner or resident may install a security measure that is visible from any street in the Subdivision until they have submitted a written application to, and received written approval from, the Architectural Control Committee, being the Association representatives responsible for architectural review for the Subdivision.

This Policy is effective upon recordation in the Public Records of Montgomery County, Texas. Except as affected by Section 202.023 and/or by this Policy, all other provisions contained in the Declaration or any other dedicatory instruments of the Association shall remain in full force and effect.

CERTIFICATION

I, the undersigned, being the President of the Summerset Estates Property Owners Association hereby certify that the foregoing Policy was adopted by at least a majority of the Summerset Estates Property Owners Association's Board of Directors at a properly noticed, open Board meeting, at which a quorum of the Board was present.

Approved and adopted by the Board of Directors on the 28 day of March 2022.

Kevin Simon
_____, President of Summerset Estates Property Owners Association

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Before me, the undersigned authority, on this day personally appeared Kevin Simon _____, President of Summerset Estates Property Owners Association, a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument 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 28th day of March 2022.

Paula Diane Case
Notary Public, State of Texas

PAULA DIANE CASE
Notary ID #5876929
My Commission Expires
April 18, 2025

AFTER RECORDING, RETURN TO:

SEARS
BENNETT
& GERDES, LLP

6548 GREATWOOD PKWY.
SUGAR LAND, TEXAS 77479

Doc #: 2022041370
Pages 4

E-FILED FOR RECORD
04/01/2022 11:25AM

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.

04/01/2022

County Clerk
Montgomery County, Texas