

Property Owners Association of Hilltop Lakes, Inc.
SECURITY MEASURES POLICY
under § 202.023, Texas Property Code

This Security Measures Policy relates to the installation of security measures by an owner or on an owner's behalf, including a security camera, motion detector, or perimeter fence.

A. Architectural Review Authority Application

(1) Prior to the installation of a security measure that is visible from the street or from other lots, owners must submit an application to the Architectural Review Authority "ARA" for the Association which describes the proposed security measure in detail, listing proposed location, materials, colors, dimensions, construction and site plan and provides samples to the extent possible.

(2) The ARA will follow its standard procedures in reviewing and responding to the application.

B. Camera Installations.

(1) With ARA approval, an owner may install a camera, but it may not be installed in a place other than the owner's private property.

(2) Owners must comply with all applicable state and federal laws, codes and ordinances relating to the location, field of view and operation of the installed camera.

C. Security Fencing.

Any security fencing installed by the owner or the owner's behalf will require the approval of the ARA, as described above. In addition, fencing forward of the front or side building lines shall be of typical wrought iron construction, subject to approval by the ARA.

D. Security Lighting.

In addition to the ARA approval requirements described above, owners will not install security lights so as to unreasonably interfere with the rights of neighboring property owners to enjoy their own property.

E. Additional Guidelines.

The ARA may promulgate additional guidelines for security measures, including cameras, fencing and lighting as it determines may be appropriate.

CERTIFICATION

I certify that a majority of the Board of the Association adopted the foregoing policy, at a duly called and convened meeting of the Board.

Date: 11-3-21

Property Owners Association of Hilltop Lakes, Inc.

Annette Craig
Annette Craig, President

STATE OF TEXAS §
 §
COUNTY OF LEON §

Before me, the undersigned authority, on this day personally appeared Annette Craig, President of the Property Owners Association of Hilltop Lakes, Inc., a Texas nonprofit 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 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 3rd day of November, 2021.



Kathy L. Aleman
Notary Public, State of Texas

7140.000

Return to: Barsalou & Associates, PLLC
4635 Southwest Freeway, Suite 580
Houston, TX 77027
713-652-5044

Leon County
Christie Wakefield
Leon County Clerk
Centerville, Texas 75833



70 2021 00446871

Instrument Number: 2021- 00446871

As

Recorded On: November 08, 2021

Recordings

Parties: PROPERTY OWNERS ASSOCIATION OF HILLTOP LAKE

To

TO THE PUBLIC

Billable Pages: 2

Recorded By: POA OF HILLTOP LAKES

Num Of Pages: 3

Comment: NOTICE

**** Examined and Charged as Follows: ****

Recordings	20.00
Recording Charge:	20.00

**** THIS PAGE IS PART OF THE INSTRUMENT ****

I hereby certify that the within and foregoing was recorded in the Clerk's Office For: Leon County, TX

File Information:

Record and Return To:

Document Number: 2021- 00446871	POA OF HILLTOP LAKES
Receipt Number: 168549	HAND DELIVER 11-8-21
Recorded Date/Time: November 08, 2021 01:35:20P	CENTERVILLE TX 75833
Book-Vol/Pg: Bk-OR VI-1854 Pg-719	