

VILLAGE OF BISCAIYNE BAY HOMEOWNERS ASSOCIATION, INC.
SECURITY MEASURES POLICY

STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

WHEREAS, Village of Biscayne Bay Homeowners Association, Inc., a Texas nonprofit corporation (the "Association") is the governing entity for Village of Biscayne Bay, a Subdivision in Brazoria 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. Security cameras must meet the following requirements:
 - a) A security camera, including the wiring and associated equipment, must be aesthetically pleasing and may not stand out on the residence.
 - b) A security camera shall be directed at the owner or resident's property only and shall not be directed at another owner's property. An owner or resident shall take all steps necessary to ensure a camera's viewing scope is limited to the owner or resident's property.
 - c) A security camera may not be pointed towards nor primarily videotape the property of another.
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 Brazoria 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 Village of Biscayne Bay Homeowners Association, Inc. hereby certify that the foregoing Policy was adopted by at least a majority of the Village of Biscayne Bay Homeowners Association, Inc.'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 26th day of July 2022.

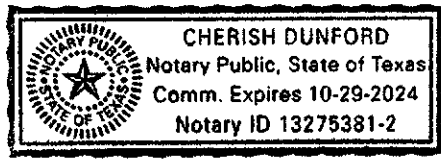
DocuSigned by:
Jennifer Doest
JENNIFER DOEST, President of Village of Biscayne Bay Homeowners Association, Inc.

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Before me, the undersigned authority, on this day personally appeared Jennifer Doest, President of Village of Biscayne Bay Homeowners Association, Inc., 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 26th day of July 2022.

Cherish Dunford
Notary Public, State of Texas



AFTER RECORDING, RETURN TO:



6548 GREATWOOD PKWY.
SUGAR LAND, TEXAS 77479

FILED and RECORDED

Instrument Number: 2022046418

Filing and Recording Date: 08/05/2022 02:03:37 PM Pages: 4 Recording Fee: \$34.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, appearing to read "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

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cclerk-emily