

**HARVEST BEND, THE MEADOWS HOMEOWNERS' ASSOCIATION**  
**UPDATED SECURITY MEASURES POLICY**

STATE OF TEXAS  
COUNTY OF HARRIS

WHEREAS, Harvest Bend, The Meadows Homeowners' Association a Texas nonprofit corporation (the "Association") is the governing entity for Harvest Bend, a Subdivision in Harris 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. All security measures must be approved by the ACC prior to installation.**

2. An owner or resident is prohibited from installing a security camera in a place other than on the property owner's private property.
3. 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.
4. 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, including the regulations in Section 5 below.
5. The following list provides guidelines for installation of security perimeter fencing in the front of the building line:
  - a) Fence and gates shall be six feet tall (6'). Fence and gates must be metal fencing (either steel, wrought iron, or aluminum). The fence must have the appearance of what is commonly called a "Wrought Iron Fence".
  - b) Fences and gates cannot be stamped metal fencing, metal panel fencing or solid metal fencing. All front of house fencing and gates must be of same materials.
  - c) Fence and gates must be of straight horizontal metal rails and straight vertical metal pickets and/or posts. All security measure fencing framing shall be on the inside (i.e. residence side) of the security measure fencing.
  - d) Decorative elements and embellishments (whether part of the fence construction and are add-on decorative elements/embellishments) of any type are prohibited on security measure fencing and gates. This includes finials of any shape or design, fleur de lis, points, spears, and gate toppers of any type. Metal panel fencing is prohibited.
  - e) Color shall be black. Fencing pickets shall be  $\frac{3}{4}$ " and 4" on center with 1  $\frac{1}{4}$ " top and bottom rails.
  - f) Driveway or pedestrian gates must be motorized, must slide open or open inward, and related fence motors/equipment must be kept screened from view with evergreen shrubs or in such other manner approved in writing by the ACC.
  - g) The fencing cannot be attached to a wood fence, the security measure fencing shall be terminated with a three inch (3") metal post adjacent to the wood post/wood fencing.
  - h) Chain link, brick, concrete, barbed wire, razor wire, vinyl, brick, electric fences, poured fences, and stone security measure fencing in any location on the Lot is expressly prohibited and will not be approved by ACC.
  - i) Fences made of dirt mounds and/or berms are prohibited.
  - j) No vines or vegetation shall be allowed to grow on security measure fencing.
  - k) All fencing must be installed per manufacturer's specs and all electric gates must be installed by a licensed electrician in accordance with all applicable codes and applicable governmental regulations.

- i) Security fencing and/or security measure of any type must comply with city, county and or state ordinances and regulations, if any.
  - ii) Fences shall be maintained and repaired or replaced as needed.
  - iii) If the proposed security measure fencing is located on one or more shared Lot lines, all owners of record of the affected lots must sign the application evidencing their consent to the security measure fencing before the ACC will consider the application for approval. In the event that an affected lot owner refuses to sign the application as required by this section, the Association shall have no obligation to participate in the resolution of any resulting dispute.
6. 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 Harris 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 Harvest Bend, The Meadows Homeowners' Association hereby certify that the foregoing Policy was adopted by at least a majority of the Harvest Bend, The Meadows Homeowners' 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 4<sup>th</sup> day of Sept. 2024.

Gloria A. Valigura  
\_\_\_\_\_, President of Harvest  
Bend, The Meadows Homeowners' Association

GLORIA A. VALIGURA

STATE OF TEXAS

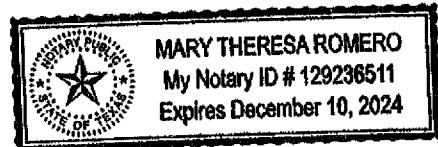
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COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared Gloria A.  
Vaughn President of Harvest Bend, The Meadows Homeowners' 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 4 day of September 2024.

Mary J. Romero  
Notary Public, State of Texas



AFTER RECORDING, RETURN TO:

**SBG**

6548 GREATWOOD PKWY.  
SUGAR LAND, TEXAS 77479

g/w

RP-2024-328337  
# Pages 5  
09/06/2024 11:21 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$37.00

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.



*Tenesha Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS