

**SECURITY MEASURES AND FENCING POLICY for the  
ROYAL RIDGE PATIO HOMES ASSOCIATION, INC.**

STATE OF TEXAS                   §  
  §  
COUNTY OF BEXAR               §

**WHEREAS**, all of the property located in the Royal Ridge Unit VI Subdivision (the “Subdivision”) is subject to that certain Declaration of Covenants, Conditions and Restrictions recorded as Document No. 681627, and as amended, in the Official Public Records of Bexar County, Texas, (the “Declaration”);

**WHEREAS**, in accordance with the Declaration, the Royal Ridge Patio Homes Association, Inc., a Texas nonprofit corporation (the “Association”) was created to administer the terms and provisions of the Declaration. Unless the Declaration or applicable law expressly provides otherwise, the Association acts through a majority of its board of directors (the “Board”);

**WHEREAS**, the Association is empowered to enforce the restrictive covenants, bylaws, or similar instruments governing the administration or operation of the Association (collectively, the “Dedictory Instruments”);

**WHEREAS**, Section 202.023 of the Texas Property Code was added effective September 1, 2021 regarding the regulation of security measures and perimeter fencing; and

**WHEREAS**, the Board of the Association desires to hereby establish a Security Measures and Fencing Policy consistent with the provisions of Section 202.023 and to provide clear and definitive guidance to its members.

**NOW THEREFORE**, the Board has duly adopted the following *Security Measures and Fencing Policy* (the “Policy”):

**SECURITY MEASURES AND FENCING POLICY**

1. **ACC Approval.** A property owner or resident may install a security camera, motion detector, lighting, window/door security, entry-way enclosure, perimeter fence, and/or other security measures (collectively, “Security Measures”) with the advanced written approval of the ACC in accordance with Article VI of the Declaration, subject to this Policy. Doorbell cameras, security cameras, motion detectors (i.e. Ring, Nest, etc.) and lighting may be affixed to the primary residence on any Lot without the prior approval of the ACC, subject to this Policy.
2. **Placement of Security Measures.** Security Measures may be installed only on the private property owned by the record title owner. Security Measures shall not be installed on:

- a. Property owned or maintained by the Association;
- b. Property owned in common by members of the Association; or
- c. Property effected by any valid building line, right-of-way, setback, or easement.

Security Measures shall be installed and positioned to minimize intrusion of privacy and prevent the invasion of the quiet use and enjoyment of neighboring Lots.

3. Window/Door Security and Front Entry Way Enclosures. All window/door security, including, but not limited to, burglar bars, window security screens, or security doors, and front entry way enclosures, shall be black or a shade of off-white substantially similar to Sherwin Williams Maison Blanche"#7526" unless otherwise approved in writing by the ACC. Burglar bars shall be comprised of horizontally framed wrought iron and vertical open-air wrought iron pickets. The finished side of all window/door security and front entry way enclosures shall face the street or adjoining Lots. Decorative or ornate elements are prohibited.
4. Perimeter Fencing. Unless specified otherwise, "perimeter fencing" shall include front, side, and back yard fencing. All perimeter fencing shall be subject to the following provisions:
  - a. Perimeter fencing may not obstruct sight lines or otherwise interfere with public use of a street, sidewalk, right-of-way, or other applicable easement.
  - b. No perimeter fence shall be constructed in such a manner as to impede or alter the natural surface water drainage of the property upon which the fence is constructed or any adjoining property.
  - c. The finished side of all perimeter fencing shall face the street and any adjoining properties.
  - d. Back and side yard fencing must be between (6') feet and (9') feet in height and shall be constructed of solid wood or precast concrete. If the fence is wood privacy any finish is acceptable except black. If the fence is precast concrete it must be a neutral color and in harmony with the color of the stucco facade. No basket-weave, picket, lattice or wrought iron styles are allowed.
  - e. Front yard fencing may not exceed three (3') feet in height. Front yard fencing must be black and constructed of welded vertical open rail wrought iron affixed permanently in concrete. Ornate designs, top finials, flanges and decorative elements are prohibited. All front yard fences shall be setback five (5') feet from the sidewalk.

5. Miscellaneous.

- a. Amendment. This Policy may be revoked or amended from time to time by the Board. This Policy will remain effective until the Association records an amendment to this Policy in the Official Public Records of Bexar County, Texas.
- b. Conflict. In the event of any conflict between this Policy and any Dedicatory Instrument of the Association, this Policy controls.
- c. Effective Date. This Policy is effective upon recordation in the Official Public Records of Bexar County, Texas.