

**CERTIFICATE OF ADOPTION
OF
SECURITY MEASURES GUIDELINES
OF**

RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION

STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF MONTGOMERY §

WHEREAS, the Board of Directors (the "Board") of River Plantation Community Improvement Association, a Texas non-profit corporation (the "Association") is charged with administering and enforcing those certain covenants, conditions, and restrictions encumbering the River Plantation community (the "Community"); and

WHEREAS, Chapter 202 of the Texas Property Code was amended effective September 1, 2021, to add Section 202.023 thereto ("Section 202.023"); and

WHEREAS, Section 202.023 requires a property owners' association to allow an owner the ability to build or install a security measure, such as a security camera, motion detector, or perimeter fence, subject to certain guidelines and restrictions; and

WHEREAS, the Board has determined that in connection with the adoption of guidelines and restrictions on security measures in the Community, it is appropriate for the Association to adopt the guidelines described herein below; and

WHEREAS, the Bylaws of the Association provide that a majority of the members of the Board shall constitute a quorum for the transaction of business and that the action of a majority of the members of the Board at a meeting at which a quorum is present is the action of the Board; and

WHEREAS, the Board held a meeting on the 28th day of September, 2021 (the "Adoption Meeting"), at which at least a majority of the members of the Board were present and duly passed the guidelines described herein below (the "Security Measures Guidelines").

NOW, THEREFORE, to give notice of the matters set forth herein, the undersigned, being the President of the Association, does hereby certify that at the Adoption Meeting, at least a majority of the members of the Board were present and the Board duly adopted the Security Measures Guidelines. The Security Measures Guidelines are effective upon recordation of this Certificate in the Official Public Records, and supplement any restrictive covenants, guidelines or policies regarding the types of security measures which may have previously been in effect for the Community, unless such restrictive covenants, guidelines or policies are in conflict with the Security Measures Guidelines here, in which case the terms in this Security Measures Guidelines will control. The Security Measures Guidelines are as follows:

1. General. Property owners may install or build security measures on their lot intended to promote security for their own lot and property while adhering to and promoting the design, harmony and aesthetics of the Community.
2. Cameras/Motion Detectors. Property owners may place cameras and motion detectors on their own lot as security measures. Cameras and motion detectors may not be placed on the lot of any other owner, or on any Association property.
3. Perimeter Fencing. Perimeter fencing is permitted by the Association as a security measure and must be ground-mounted on the boundary line of the property owner's lot and installed in a contiguous manner around the entirety of the lot boundaries but wholly upon the property owner's lot. Perimeter fencing may not exceed 6 feet in height as measured from the natural surface grade. A gate in a perimeter fence is for all purposes considered part of the perimeter fence. Perimeter fencing as a security measure must be either black wrought iron or aluminum powder coated black finish panels and must meet the following criteria: (i) panels must be 6 feet wide; (ii) panels must be flush bottom design; (iii) panels must be pressed point pickets at the top; (iv) panels must be 3-rail Orleans design; (v) panels must have 15 pickets per panel; (vi) panels must have vertical pickets only and spaced approximately 3.85 inches apart; (vii) panels must be racking design allowing installation on inclines/declines; (viii) only square fence posts of 2.5 inches in diameter and made of the same material as the fence panels and match the fence panels; (ix) gates must be single door and a minimum of 3 feet wide and a maximum of 4 feet wide unless the gate is over a driveway, in which case the gate may be a maximum of 8 feet wide; (x) gates must open inward if opening outward will cause the gate to open into the street; (xi) no more than 2 total gates; and (xii) gates must be made of the same material as the fence panels and match the fence panels. Perimeter fencing as a security measure shall not consist of any barbed wire, razor wire, chain link, or vinyl. Electrically charged fencing as a security measure or otherwise is prohibited.
4. Plans and Specifications. Prior to installation of any security measure, including but not limited to, cameras, motion detectors, and perimeter fencing, and specifically excluding doorbell cameras placed near the doorbell at the front door of the home and security "flood" lights and cameras mounted on the garage and pointed to the driveway serving such garage, owners must submit to the Association's architectural reviewing body (the "Architectural Reviewing Body"), plans and specifications, including dimensions, colors, materials, and proposed location on the owner's lot, scaled in relation to all boundary lines and other improvements on the lot. Owners must receive prior written approval from the Architectural Reviewing Body prior to installation of any security measures. The Architectural Reviewing Body may require the use of, or prohibit, specific materials, colors, and designs and may require specific location(s) for the security measure. A property owner who builds or installs a security measure must ensure that it is in compliance with all laws, ordinances and

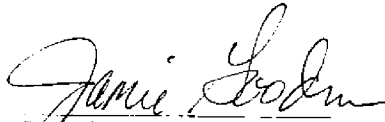
codes. An approval of an application for a security measure by the Architectural Reviewing Body is not a guaranty of compliance with any laws, ordinances, codes, drainage requirements or otherwise, and the property owner assumes all risks, expenses and liabilities associated with safety and security measures built or installed, including, but not limited to, the city or county requiring the removal of perimeter fencing or security measure for any reason. Approval by the Architectural Reviewing Body is not a guarantee of safety or security. The Association does not provide security and is not responsible for the safety or security in the Community.

5. **Maintenance.** Any security measure built or installed shall be properly maintained, kept in good repair, and not go into a state of disrepair or become an eyesore.

EXECUTED on the date of the acknowledgment set forth herein below, to be effective as set forth above.

River Plantation Community Improvement
Association, a Texas non-profit corporation

By:


Jamie Goodman, President

THE STATE OF TEXAS

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COUNTY OF MONTGOMERY

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This instrument was acknowledged before me on September 28th, 2021, by Jamie Goodman, President of River Plantation Community Improvement Association, a Texas non-profit corporation, on behalf of said corporation.


Notary Public, State of Texas

WHEN RECORDED, RETURN TO:

Hoover Slovacek LLP
5051 Westheimer, Suite 1200
Houston, Texas 77056



E-FILED FOR RECORD

10/01/2021 10:52AM



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.

10/01/2021



County Clerk
Montgomery County, Texas