

**HOMEOWNER'S ASSOCIATION OF AUSTIN PARK INC.'s
GUIDELINES RELATING TO INSTALLATION OF SECURITY MEASURES**

WHEREAS, HOMEOWNER'S ASSOCIATION OF AUSTIN PARK INC. ("Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the community (referred to collectively as "Declarations"); and

WHEREAS, chapter 202 of the Texas Property Code was amended effective June 15, 2021 to add Section 202.023 ("Section 202.023") thereto dealing with the regulation of installation of certain security measures; and

WHEREAS, the Board of Directors of the Association ("Board") has determined that in connection with maintaining the aesthetics and architectural harmony of the community, and to provide clear and definitive guidance regarding the installation of certain security measures therein, it is appropriate for the Association to adopt guidelines regarding the installation of certain security measures within the community.

NOW, THEREFORE, the Board has duly adopted the following *Guidelines Relating to Installation of Security Measures* within the community.

1. A property owner or resident may build or install on the owner's or resident's property certain security measures, including but not limited to a security camera, motion detector, or perimeter fence, subject to the following conditions:
 - (a) No security camera shall be installed in a place other than the property owner's private property;
 - (b) Any security camera, motion detector or other mounted security equipment must be mounted, whenever possible, to the property owner's dwelling below the eaves of the house;
 - (c) Any security camera shall be installed in a manner so as not to invade the privacy of surrounding neighbors;
 - (d) Any security lighting shall be pointed in a direction so as not to be unreasonably offensive or an annoyance to surrounding neighbors; and
 - (e) Any perimeter fence must comply with restrictions set forth in the Declarations, any amendment thereto, or any Association rules or regulations pertaining to the installation of fencing, as well as any state, county or local statutes, ordinances or other regulations.
2. Approval from the Architectural Control Committee is required before installing any security measure in compliance with these guidelines. However, no prior approval is required for the installation of any doorbell camera system (i.e. Ring Doorbells, etc.).

These guidelines are effective upon recordation in the Public Records of Galveston County. Except as affected by Section 202.023 and/or by these guidelines, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.

Approved and adopted by the Board on this 17th day of December 2022³.

Teresa Brown

President

HOMEOWNER'S ASSOCIATION OF AUSTIN

PARK INC.

STATE OF TEXAS

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COUNTY OF GALVESTON

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Before me, the undersigned authority, on this day personally appeared Teresa Brown, President of HOMEOWNER'S ASSOCIATION OF AUSTIN PARK 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 17th day of December 2022³.

Michelle Taylor
Notary Public, State of Texas

Michelle Taylor
Printed Name

My commission expires: 12-01-2025

