

**THE LAKES OF SOUTH SHORE HARBOUR COMMUNITY
ASSOCIATION, INC.**

RESOLUTION ADOPTING SECURITY MEASURES POLICY

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

WHEREAS, the Board of Directors of The Lakes of South Shore Harbour Community Association, Inc. (the "Association"), a Texas non-profit corporation, does by this writing consent to the following actions and adopt the following resolution:

WHEREAS, the property encumbered by these guidelines is that property initially restricted by the Declaration of Covenants, Conditions, Restrictions, and Easements for The Lakes at South Shore Harbour Community Association, Inc., recorded under Galveston County Clerk's File No.2002-003256, as same has been or may be amended from time to time ("Declaration"), and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of The Lakes of South Shore Harbour Community Association (the "Association"); and

WHEREAS, Article VI, Section 6.10 of the Declaration provides that the Board of Directors has the right to "adopt, amend, repeal and enforce rules and regulations...as may be deemed necessary or desirable with respect to the interpretation and implementation of this Declaration, the operation of the Association, the use and enjoyment of the Association Properties, Detention Basins, Drainage Easements, Common Area and the use of any other such property within the Properties"; and

WHEREAS, Article XII, Section 1 of the Bylaws of The Lakes of South Shore Harbour Community Association, Inc., provides that Board Members "may promulgate rules and regulations for the use and maintenance of Lots and for the use of the Common Areas, and for such other purposes as deemed necessary or desirable by the Board" for the Lakes of South Shore Harbour subdivision; and

WHEREAS, the Association, acting through its Board of Directors, desires to regulate security measures by establishing regulations and guidelines relating to such terms in compliance with Chapter 202 of the Texas Property Code and pursuant to the authority granted to the Board of Directors by the provisions of the Declaration; and

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the authority granted in Section 202.023 of the Texas Property Code, the Association does hereby adopt this Security Measures Policy ("Policy"), which shall run with the land and be binding on all owners and lots within

the subdivision. These guidelines replace any previously recorded or implemented guidelines that address the subjects contained herein.

SECURITY MEASURES GUIDELINES

This Policy applies to the building or installing of security measures, including but not limited to a security camera, motion detector, or perimeter fence. Separate from this Policy, the Association has regulations that apply to the building or installation of other permissible fencing (including gates). Nothing in this Policy alters the regulation of such fencing (as such regulation may be amended), except as this Policy expressly provides to implement Section 202.023 of the Texas Property Code.

1. This Policy expressly permits homeowners to install alarm systems without application to the Architectural Committee (the “AC”).
2. This Policy expressly permits security cameras and motion detectors to be installed:
 - a) Without application to the AC, only if attached to the property owner’s private property, meaning security cameras and motion detectors must be attached either to trees or other natural features of the lot – with all wiring underground, along a tree trunk, or attached to a structure or other improvement that is properly on the owner’s lot; or
 - b) After approval by the AC, or if a denial is appealed, by the Board, in what are expected to be rare circumstances where a homeowner demonstrates that cameras or motion detectors must be attached on the property of the Association in order to provide security.

This provision does not allow installation of security cameras or motion detectors to circumvent other regulation of what is a permitted improvement on the lot, and neither may otherwise unreasonably intrude on the privacy of neighboring properties or their occupants. No camera ever may be angled to look into, or to seek to look into, the home, vehicles, or the property of others. The Association retains the right to seek or carry out the removal of any improvements to a lot that do not have the required approval of the AC or, if a denial is appealed, by the Board.

3. The Association recognizes that security measures can include lighting and also that lighting, if not directed to the ground surrounding a home, can invade the privacy of neighbors without making a meaningful contribution to security. This Policy expressly permits the installation of lighting as a necessary security measure only after approval by the AC or, if a denial is appealed, the Board. Such lighting will not be approved as a security measure unless:

- a) the lighting is directed to the ground surrounding the home seeking protection;
 - b) the lighting is not unduly distracting to adjacent property owners; and
 - c) all exterior wiring runs underground or along tree trunks.
4. This Policy expressly permits the installation of a perimeter fence only after approval by the AC or, if a denial is appealed, the Board. Applications will be denied unless all of the following conditions are satisfied:
- a) No more than one perimeter fence is permitted at any home, and any allowed fence must trace a single line of fencing (no branching) that creates a perimeter where the fence – being connected to the house or an otherwise allowed fence – creates a closed space encompassing the front door to the home;
 - b) Adjacent property owners may share a common fence along the property boundary line;
 - c) The perimeter fence may not interfere with or deny rights of access to a property line, easement, or right-of-way held by the Association or other entity to use or access the ground on or under an owner’s lot;
 - d) Acknowledgement that the AC or Board does not review whether a perimeter fence avoids crossing property lines or easements; the Association makes no representation that the fence avoids crossing such property; the homeowner has the opportunity to obtain a survey to determine if the fence crosses such property; the owner understands that, if a person or entity with superior rights requires that the fence be removed, that shall be done at the owner’s expense at no cost to the Association, and that if a part of the fence is removed and cannot be replaced, then the owner may be required to complete the fence in another manner, or remove the fence;
 - e) The fence and driveway gate in the fence shall be made of decorative steel fencing and shall be fabricated, welded, hot-dipped galvanized, and painted semi-flat black, provided further that:
 - i. the perimeter fence and gate do not exceed six feet (6’) in height;
 - ii. the perimeter fence and gate match the style of any existing steel fencing on a homeowner’s property;

- iii. wherever a steel perimeter fence meets a wood fence, the fence must terminate by connecting to a three-inch (3") metal post made of black galvanized steel and allow no more than two inches (2") between the post and termination of the wood fence;
 - iv. the perimeter fence posts shall be set in a concrete footing sufficient to maintain the fence upright over the life of the fence materials;
 - v. the perimeter fence's tubular steel components comply with the recommended specifications outlined in Section 8.4.4 of the Architectural Control Guidelines, subject to the City of League City's regulations; and
 - vi. no hedge or dirt berm shall be located at the base of any part of the perimeter fence or gate and no vines or other vegetation shall be permitted to grow on the perimeter fence or gate.
- f) Only one driveway gate is allowed per lot, provided further that:
- i. The gate is installed and maintained pursuant to all manufacturer's requirements;
 - ii. The gate remains closed and locked when not in use;
 - iii. The gate opens electronically to an angle of 180 degrees inward toward the garage;
 - iv. The electrical parts of all gate equipment must be located inside the gate and must be installed by a licensed electrician in accordance with all applicable codes and ordinances; and
 - v. The gate must be set back a minimum of three feet (3') from the front corner of the house.
5. The Association recognizes that there may be security measures not described in this Policy that a homeowner may wish to install. This Policy does not authorize any such claimed security measures, unless approved by the AC or, if a denial is appealed, by the Board. The AC and Board will consider such applications in good faith, and the Association expects to approve legitimate requests for security measures.
6. All security measures must at all times be in compliance with all Texas, County, City, and other applicable laws, and none may create a nuisance, whether by too much noise, light, or otherwise. Neither approval by the AC/Board nor this Policy's exclusion of

certain security measures from the AC's review, constitutes a finding or representation that the security measure complies with such law.

7. All security measures—whether directly authorized by this Policy or approved by the AC or Board—must be maintained and kept in good condition, including (without limitation) that alarms must not be triggered excessively, lighting must remain as approved, fencing must be appropriately maintained, and driveway gates must remain closed when not in use.
8. Notwithstanding any approval by the AC or the Board of a security measure, the Association makes no representation or determination that the security measure either is safe or is effective to promote safety. At all times the applicant owner assumes and retains all the risks, expenses, and liabilities associated with having any security measures.
9. If installation of a security measure gives rise to a dispute between owners, residents, or others, the Association shall have no obligation to participate in the resolution of any aspect of the dispute.
10. If any part of this Policy is found to be unlawful in whole or in part, the Policy shall be construed to preserve as much of the regulatory intent as allowed by law.

The Board of Directors of the Association has established these guidelines in accordance with the authority granted to them by the provisions of the Declaration and Chapter 202.023 of the Texas Property Code. The Regulations are established to assure a uniform, fair, and reasonable interpretation of the Declaration and the power of the Association related to the regulation of the use and enjoyment of homeowners in the subdivision.

This Policy may be amended by the Board of Directors for the Association from time to time as it deems necessary and appropriate.

The above Policy was enacted by affirmative vote of the Board of Directors at its monthly meeting dated January 11, 2022.

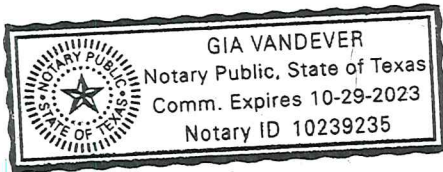
SWORN, SUBSCRIBED, ACKNOWLEDGED, and SIGNED this, the 24th day of February, 2022.

[Handwritten Signature]

Secretary, Board of Directors
**The Lakes of South Shore
Harbour Community
Association, Inc.**

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

This instrument was sworn, subscribed, acknowledged, and signed before me on this 24th day of February, 2022, by Vicki Marsh as duly authorized agent for The Lakes of South Shore Harbour Community Association, Inc.



Gia Vandever
Notary Public for the State of Texas

10-29-2023
My Commission Expires