

Denton County
Juli Luke
County Clerk

Instrument Number: 154123

ERecordings-RP

MISCELLANEOUS

Recorded On: August 25, 2021 08:24 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$34.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

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.

File Information:

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Recorded Date/Time: August 25, 2021 08:24 AM
User: Connor B
Station: Station 1

Record and Return To:

Corporation Service Company



STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

Magnolia Flower Mound Residential Association, Inc.

SECURITY MEASURES POLICY

WHEREAS, The Association desires to allow homeowners the right to install security measures for the safety of their households, in compliance with local / applicable state and local requirements that are in accordance with the architectural design standards of the community

and, WHEREAS, Texas Property Code 202.023 SECURITY MEASURES has been added by the Texas State Legislature

THEREFORE, THE BOARD OF DIRECTORS HEREBY RESOLVES, that the Association hereby adopts the following policy to establish a formal Security Measures Policy as follows:

The Association will permit security measures (to include but not limited to security cameras, motion sensors, burglar/security bars or security lighting) that: 1) is located solely on the owner's property; and 2) does not violate the privacy of anyone on any adjacent lot or common area; and 3) does not emit any sound heard beyond the owner's lot; and 4) does not emit light directly onto an adjacent lot or common area.

Any of the above measures / devices should be designed to be household (non-commercial) in size and nature. Devices shall be installed no higher than the first floor of the home (if attached to the home) no higher than the lower roof line/gutter and aesthetically compatible to the architectural style of the home or existing property improvements. Burglar/Security bars should be wrought iron and black in color (or other color as permitted by the ARC) and aesthetically compatible to the architectural style of the home or existing property improvements. If the security measures are not attached to the home, they should be installed no higher than 6 inches below the top of any adjacent perimeter fencing and adhere to all of the guidelines as outlined above.

If the owner wishes to install perimeter fencing around their lot (from the front build-line back to the rear of their lot or across the back of their property) the height, colors and materials allowed in the governing documents will dictate what is acceptable. Should a homeowner wish to install any perimeter fencing forward of the front build-line, fencing will be limited to:

- 1) no higher than six (6) feet in height above existing grade; and
- 2) must not block access to any pedestrian / walkway or utility easement; and
- 3) constructed of wrought iron; and
- 4) black in color; and
- 5) is allowed by state/local governmental agencies who may regulate any such installation or appearance of such fencing as evidenced by an approved building permit (if applicable); and
- 6) has been submitted as an architectural modification to the ARC Committee in advance of the installation, allowing the ARC Committee to review the modification and issue its approval before installation begins to ensure the project is in compliance with this policy.
- 7) additionally, one (1) pedestrian access gate (swinging inward toward the home) not to exceed 40 inches in width will be permitted forward of the front build-line; and one (1) vehicular access gate (swinging inward toward home or sliding gate) only will be permitted provided that the width of the gate is equal to or less than the width of the existing driveway on the lot.

All modifications to the home or lot for the additions of security measures will require advance ARC Committee review before installation begins to ensure the project is in compliance with this policy.

***** Signature Page to Follow *****

Magnolia Flower Mound Residential Association, Inc.

SECURITY MEASURES POLICY

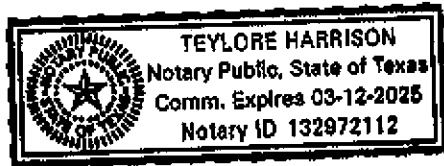
(The State of Texas) (County of Denton)

Executed this 20 day of August, 2021 by Andy Kirby, Andy Kirby
Signature *Print Name*

President of the Magnolia Flower Mound Residential Association, Inc.

Sworn to me on this 20 day of August, 2021 by Andy Kirby
Print Name

President of the Magnolia Flower Mound Residential Association, Inc.



Teylore Harrison
Notary Public - The State of Texas

My Commission expires: 3.12.25