

**RESOLUTION OF  
LAKES OF PINE FOREST HOMEOWNERS ASSOCIATION, INC.  
Regarding Ratification of  
Supplemental Deed Policy for the Purpose of Filing  
in the County Real Property Records**

**DATED:, \_\_\_\_\_, \_\_\_\_\_, 2023.**

**STATE OF TEXAS                   §  
  §  
COUNTY OF HARRIS         §**

I, \_\_\_\_\_, the \_\_\_\_\_ of **LAKES OF PINE FOREST HOMEOWNERS ASSOCIATION, INC.** (the "Association"), do hereby certify that at a regular meeting of the Board of Directors of the Association held on \_\_\_\_\_, 2023, with a quorum present and remaining throughout, and being duly authorized to transact business, the following resolution for the ratification of the Supplemental Deed Policy for the purposes of filing in this County's Real Property Records, was duly made and approved.

WHEREAS, the Association is a Texas non-profit corporation governed by the Texas Property Code;

WHEREAS, the Supplemental Deed Policy attached hereto as Exhibit "A", is hereby ratified for the purpose of filing in this County's Real Property Records;

IT IS, HEREBY, RESOLVED that **LAKES OF PINE FOREST HOMEOWNERS ASSOCIATION, INC.** adopts this formal resolution for the purpose of filing the aforementioned document in this County's Real Property Records.

Dated: \_\_\_\_\_, \_\_\_\_\_,

**STATE OF TEXAS                   §  
  §         ACKNOWLEDGMENT  
COUNTY OF HARRIS         §**

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_ as \_\_\_\_\_ of **LAKES OF PINE FOREST HOMEOWNERS ASSOCIATION, INC.**, on behalf of said corporation.

\_\_\_\_\_  
Notary Public in and for the State of Texas

## EXHIBIT "A"

### **I. POLICY REGARDING XERISCAPING**

1. Pursuant to Texas Property Code §§ 202.007(a)(4), 202.007(d)(8), and 202.007(d-1), effective as of September 1, 2013, Owners have been given the limited right to install drought-resistant landscaping or water-conserving natural turf ("Xeriscaping"). Prior to any such installation, an Owner must submit a detailed plan for the installation of such Xeriscaping. Such plan must contain:
  - a. Location of all proposed Xeriscaping, including a graphic depiction (i.e. scale drawings) showing location, number, estimated size and color of all proposed Xeriscaping;
  - b. A description of the aesthetic qualities of the proposed Xeriscaping;
  - c. Species and maximum height of all proposed included plants, grasses, shrubs or trees;
2. The Architectural Control Committee reserves the right to regulate the Owner's use of gravel, rocks, or cacti contained within the Xeriscaping in accordance with the aesthetic compatibility of the subdivision, the Architectural Control Committee's policies or other appropriate committee's guidelines or discretion;
3. The Architectural Control Committee may regulate yard and landscape maintenance. To the extent these guidelines contradict with any previous guidelines, rules, covenants, or restrictions, these guidelines shall control. These guidelines are supplementary and are in addition to any and all other covenants, conditions, restrictions, rules, and guidelines in effect for the Association.

### **II. POLICY REGARDING SECURITY MEASURES**

1. A "security measure" is defined as a device or system put in place to ensure, protect, or maintain the security of a person or thing, and shall expressly include (1) security cameras; (2) motion detectors; (3) perimeter fencing; and (4) security lighting.
2. An Owner may install certain security measures on their property subject to the following restrictions:
  - a. All security measures must conform to applicable state or local safety requirements;
  - b. No security measures may:
    - i. Threaten the public health or safety in any manner whatsoever;
    - ii. Violate any Federal, state or local laws;

- iii. Be installed **by an Owner** on property they do not own, including property:
  - 1. Owned or maintained by the property owners' association;
  - 2. Owned in common by members of the property owners' association;
  - 3. Which violates any applicable building line, right-of-way, setback, or easement
- c. Owner must submit an ACC application to the Association **along with all applicable ACC application fee(s)**, prior to the installation of any security measure, regardless of location or type. Procedures for approval will conform with those procedures already in place pursuant to the Declaration of Covenants, Conditions and Restrictions and Texas Property Code §§ 202 and 204, *et seq.*
- d. Prior to any such installation, an Owner must submit a detailed plan for the installation of the security measure. Such plan must contain:
  - i. Location of the security measure, including a graphic depiction (i.e. scale drawings) showing color, materials, size, and manufacturer of any such security measure;
- 3. Any security measure owned, operated, installed or maintained within the Association must comply with all manufacturer's specifications, and all applicable governmental health, safety, and building codes.
- 4. No security camera may be placed in any location which will violate any other owner's reasonable expectation of privacy.
- 5. No fence may be installed which does not otherwise conform with all applicable governing documents of the Association with regards to size, placement, appearance, and materials.
- 6. Perimeter fencing which is installed closer to the street than the foundation of the home ("front yard fencing") must adhere to the following additional restrictions:
  - (a) Front yard fencing may not be installed in violation of any applicable building line, right-of-way, setback, or easement, unless the edge of the foundation closest to the street is located at the building line, in which case the front yard fencing may be installed no more than five (5) feet in front of the building line;
  - (b) Front yard fencing must be constructed of "wrought iron" (i.e. wrought iron style, usually constructed of mild steel or aluminum, in black);
  - (c) No front yard fence shall be erected to a height greater than three feet (3') above the finished lot grade;

- (d) Front yard fencing may not include or incorporate wire, mesh or chain-link;
  - (e) The solid (i.e. opaque) surface area of the front yard fence shall not exceed fifty percent (50%) of the total area of the fence, with no massing of solid material in widths greater than six (6) inches, except for corners or posts.
  - (f) No front yard fence shall be constructed on a corner lot that does not afford proper visual clearance approved by ACC for traffic approaching the intersection in either direction. Proper visual clearance shall be maintained for a distance of not less than thirty (30) feet on each street.
  - (g) Gates integral to front yard fencing may not be constructed of chain link or wire. Gates should be built from the same material as the fence to which it is attached.
7. Security lighting shall be installed to illuminate only the property owned by the homeowner.
- (a) Illuminating neighboring homes or common areas is prohibited.
  - (b) Floodlights for security purposes are permitted in limited circumstances. Such lighting shall be installed below eaves, not exceed 12 feet in height, and colored to match the house.
  - (c) Lights shall be shielded to prevent the light source from being visible and aimed to prevent intrusion onto adjacent properties.
  - (d) Motion-activated floodlights may be used as a security measure but shall be set to appropriate sensitivity to avoid false alarms.