

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 and Fence 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 & FENCE 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. 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 Control Committee (the "ACC").
2. This Policy expressly permits security cameras and motion detectors to be installed:
 - a) Without application to the ACC, 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 ACC, 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 ACC 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 ACC 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 ACC or, if a denial is appealed, the Board. "Perimeter Fence" is defined as any fence erected or maintained in front of the walls of the primary dwelling on a Lot. 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) No perimeter fence shall extend beyond seven feet (7') from the front of the primary dwelling on any Lot;
 - 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 ACC 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 perimeter fence and driveway gate in the fence shall be made of decorative steel fencing and shall be constructed out of black wrought iron, provided further that:
 - i. the perimeter fence and gate do not exceed five feet (5") in height;

- ii. the perimeter fence and gate match the style of any existing steel fencing on a homeowner's property;
 - iii. perimeter fence posts shall measure 2.5 inch by 2.5 inch with eight-foot (8') maximum spacing;
 - iv. perimeter fence pickets shall measure 0.5 inch by 0.5 inch with four-inch (4") center to center spacing;
 - v. wherever a steel perimeter fence meets a side or rear wood fence, the fence must terminate by connecting to a three-inch (3") metal posts made of black wrought iron and allow no more than two inches (2") between the post and termination of the wood fence;
 - vi. the perimeter fence posts shall be set in a concrete footing sufficient to maintain the fence upright over the life of the fence materials;
 - vii. 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; and
 - 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.
5. In order to prevent a property owner from blocking the lake view of an adjacent property owner and to maintain a uniform appearance of the neighborhood from the lake, only a "waterfront fence" made of wrought iron not to exceed five feet (5') shall be constructed on property located between the back of the dwelling on a Lot and the lake, or any property line that extends past any back corner of the primary residence and the lake. The front of the dwelling is the side that faces the street.

6. Any side or rear wall, fence, or hedge not defined as a “perimeter fence” or “waterfront fence” shall be made of cedar construction or better, except where wrought iron is mandated and shall not exceed six feet (6’) in height. No chicken wire and barbed-wire fence-type construction will be permitted on any Lot.

Any rear wall, fence, or hedge located between two adjacent properties may be built within three inches (3”) of the actual property line on the lot of the owner who is constructing the fence to allow the adjacent property owner to also build a fence within three inches (3”) of the actual property line on the adjacent property. Variations from these requirements as to building location may be granted in writing only by the Board of Directors of the Association, upon the recommendation of the Architectural Control Committee.

7. Plans for all walls and fences must be submitted to and approved by the Architectural Control Committee before construction begins.
8. 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 ACC or, if a denial is appealed, by the Board. The ACC and Board will consider such applications in good faith, and the Association expects to approve legitimate requests for security measures.
9. 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 ACC/Board nor this Policy’s exclusion of certain security measures from the ACC’s review, constitutes a finding or representation that the security measure complies with such law.
10. All security measures—whether directly authorized by this Policy or approved by the ACC 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.
11. Notwithstanding any approval by the ACC 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.
12. 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 a properly noticed meeting held on March 17, 2022.

SWORN, SUBSCRIBED, ACKNOWLEDGED, and SIGNED this, the 20th day of June, 2022.

[Signature]
Secretary, Board of Directors
**Riverside Lakeland Property
Owners' Association, Inc.**

THE STATE OF TEXAS §
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COUNTY OF WALKER §

This instrument was sworn, subscribed, acknowledged, and signed before me on this 20th day of March 2022, by Fraser Stanley as duly authorized agent for The Riverside Lakeland Property Owners' Association, Inc.

[Signature]
Notary Public for the State of Texas
11-16-2025
My Commission Expires

