

**LAKES OF BELLA TERRA COMMUNITY ASSOCIATION, INC.
GUIDELINES FOR INSTALLATION AND USE OF CERTAIN
RESIDENCE SECURITY MEASURES**

STATE OF TEXAS	§	
	§	KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF FORT BEND	§	

WHEREAS, the LAKES OF BELLA TERRA COMMUNITY ASSOCIATION, INC. (“Association”) is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the various sections of the community (referred to collectively as “Declarations”); and

WHEREAS, Section 202.023 of the Texas Property Code was amended by the 87th Texas Legislature dealing with the regulation 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 and use of such security measures within the community.

NOW, THEREFORE, the Board has duly adopted the following *Guidelines for Installation and Use of Certain Security Measures* within the community:

Exterior Home Video Surveillance Cameras

Cameras should be compact in size and as obscured from view as possible so as not to detract from the appearance of the home.

Cameras must be placed only on an owner’s private property, and not on any right-of-way, public sidewalk or street, common area or neighboring private property. Any camera lens must be angled such that the camera does not observe or record the private properties of others.

A property owner may not use exterior cameras to unreasonably intrude on the privacy of neighboring properties or their occupants.

Perimeter Security Fencing for Front Yard

Rear yard perimeter fencing is subject to the existing recorded dedicatory instruments for the Association, and is not changed or altered by this Policy.

Any fencing installed for security purposes in front of the front building line of the owner’s lot shall be approved in writing by the Architectural Control Committee (“ACC”) prior to installation, to ensure harmony with the exterior of the residence and neighboring properties.

Any wood, vinyl, wire or chain link fencing is strictly prohibited in front of the front building line of the lot.

Any front yard fencing shall be wrought iron-style fencing no higher than six feet (6'); however, the design and layout of the fencing shall first be approved in writing by the ACC prior to installation to ensure harmony with the exterior of the residence and neighboring properties. In the event columns are necessary, any such columns must match the exterior masonry of the residence.

Any security fencing shall not block pedestrian access to rights-of-way and/or sidewalks.

All fencing must also follow all city, county, state, or federal guidelines, laws, or ordinances that regulate visibility, roadway sight line requirements, safety, structure, easements, and all other matters related to building codes, traffic codes, and other relevant regulations.

All fencing shall be kept in good condition and repair at all times, so as not to detract from the overall appearance of the property.

Other Security Measures

Any security measures or devices which are visible from the exterior of the residence or which alter the outward appearance of a residence must be approved in writing by the ACC prior to installation.

The guidelines are effective upon recordation in the Public Records of Fort Bend County, and supersede any guidelines for the security measures outlined herein which may have previously been in effect. 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 27 day of April 2023.

LAKES OF BELLA TERRA COMMUNITY
ASSOCIATION, INC.

Signed: Roberta Jones

Name: Roberta Jones

Position: Secretary