

**Morningside Place, Section 1, Homeowners Association, Inc.
GUIDELINES FOR SECURITY MEASURES**

STATE OF TEXAS

§

KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF HARRIS

§

§

WHEREAS Section 202.023 of the Texas Property Code (“Code”) allows property owners to install security measures on their property and authorizes the property owners’ association to regulate such items in compliance with the Code; and

WHEREAS Morningside Place, Section 1, Homeowners Association, Inc. (“Association”) is the property owners’ association charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the various sections of the subdivision (referred to collectively as “Declarations”) as listed in the most recent management certificate for the Association filed in the official public records of Harris County; and

WHEREAS, the Board of Directors (“Board”) of the Association desires to regulate security measures by establishing regulations and guidelines relating to such measures in compliance with the Code; and

WHEREAS, this Dedicatory Instrument is a Restrictive Covenant as defined by the Code Section 202.001, et seq. and the Association may exercise discretionary authority with respect to these Restrictive Covenants;

NOW, THEREFORE, the Board has duly adopted these *Guidelines for Security Measures* which shall be reasonably applied and enforced:

- Security measures under these guidelines may include, but not be limited to:
 - security cameras and associated signal transmission and recording equipment;
 - motion detectors and associated activated devices; and
 - perimeter fences.
- Security cameras may be installed on the property owner’s property. Cameras may face into and record any portion of the owner’s property or of a public area such as a street or greenbelt. For privacy reasons, cameras may not face into or record the private property of others such as a neighboring property unless such view is through a public area.
- Motion detectors may be installed to detect motion anywhere on the property owner’s property. The motion detector must not be directed or tuned to detect motion in public areas such as streets, public sidewalks and greenbelts. To avoid false detections, motion detectors should be placed away from vegetation or decorative embellishments that move with the wind.

Motion detectors may be used to trigger devices which provide security enhancements such as cameras, lights or alarms. When triggering lights or alarms, the brightness or volume must be no more intense than is needed to accomplish its purpose and the light turned off or

RP-2021-715723

the alarm silenced after a reasonable time. Motion detectors must not be used to trigger any device which could cause physical harm to other persons or property.

- Perimeter fences may be installed on the property owner's property. Under these guidelines, "perimeter fence" includes any fence, wall or similar barrier installed on the property in any location whether or not on the perimeter of the property. Any such perimeter fence must meet all Association requirements in its dedicatory instruments relative to design, appearance, materials and other parameters as permitted under the Code. Fencing located on the actual perimeter of the property may only be constructed of wrought-iron with a fence height no greater than six feet (6'). Wrought-iron pickets shall have a minimum three-inch (3") air gap between each picket. All elements of the wrought-iron fencing including posts, pickets, finials, and related components shall all be painted black, or another color as approved by the Association.
- Lighting may be used as a security measure. Any such lighting must be directed onto the property owner's property without excess illumination of, or spillover onto, adjacent properties, public areas or common areas. Spillover may be minimized with placement, screening and/or shielding on the fixture. Any such lighting must be of a type and design permitted by the Association.
- For life safety reasons, burglar bars are not permitted on the exterior of windows or doors. Security bars with quick-release mechanisms may be installed on the interior of homes if allowed under local municipal regulations.
- Monitored alarm systems are encouraged but not required.
- Any such security measures must comply with all applicable state and local building, safety, permitting or licensing requirements which may exceed the requirements under these guidelines.
- All new and replacement security measures must be submitted to the Association for review using the application process provided to property owners. No work may be initiated until written approval is provided to the property owner by the Association.

These guidelines are effective upon recordation in the Public Records of Harris County and supersede any *Guidelines for Security Measures* which may have previously been in effect. Except as affected by Texas Property Code Section 202.023 and/or by these guidelines, all other provisions contained in the Declaration or any other dedicatory instruments of the Association remain in full force and effect.

Approved and adopted by the Board on this 13 day of December 2021.

**Morningside Place, Section 1,
Homeowners Association, Inc.**

Victoria D. Lastee

Victoria Lastee, President

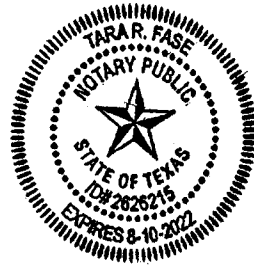
STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 13 day of December 2021 personally appeared Victoria Lastee, President of Morningside Place, Section 1, Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that same was executed for the purpose and in the capacity therein expressed.

[Signature]

Notary Public in and for the State of Texas

After recording, please return to:
APC Property Management
7676 Hillmont St, Ste 200
Houston, TX 77040



RP-2021-715723

RP-2021-715723
Pages 4
12/15/2021 01:29 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$26.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

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.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2021-715723