



**SECURITY MEASURES POLICY
For**

HIDEAWAY ON THE GULF PROPERTY OWNERS ASSOCIATION

THE STATE OF TEXAS §
 § **KNOW ALL PERSONS BY THESE PRESENTS:**
COUNTY OF BRAZORIA §

WHEREAS HIDE-A-WAY ON THE GULF PROPERTY OWNERS’ ASSOCIATION, INCORPORATED (the “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 (collectively referred to as the “Declarations”).

WHEREAS Section 202.023 of the Texas Property Code was amended by the 87th Texas Legislature and allows property owners associations to adopt reasonable guidelines to regulate the installation of homeowner installed security measures within the community.

WHEREAS the Board of Directors of the Association (“Board”) desires to establish a policy for Security Measures consistent with Section 202.023 of the Texas Property Code, and to provide clear and definitive guidance to homeowners and the Association Board of Directors.

WHEREAS, this policy applies to Hide-A-Way on the Gulf in Brazoria County, Texas.

NOW THEREFORE, BE IT RESOLVED THAT:

The following **POLICY REGARDING SECURITY MEASURES** is hereby adopted:

Purpose and Intent: This document sets forth minimum standards for Hide-A-Way on the Gulf Property Owners Association regarding the installation of security measures by a homeowner on the homeowner’s private property within the community.

Authority: The Board of Directors, pursuant to.

- Texas Property Code, Section 202.023.

hereafter known as the “Governing Documents” of the Association, has the authority to adopt and publish rules and regulations governing the installation of security measures by a homeowner within the community.

Policy Conflict: This stated Security Measures policy shall automatically subordinate to any City, County, State or Federal rules and regulations regarding the installation of security measures by a homeowner within the community where and when this policy is in direct conflict with those rules and regulations.

Applicability: The parameters contained within this Security Measures policy shall apply to all Members of the Association as defined by the Hide-A-Way on the old Property Owners Association governing documents.

Security Measures Defined: Measures / steps taken by a homeowner as a precaution to aid in preventing theft or vandalism of ones' private property. Below is a list of recognized security devices that function as a deterrent towards theft or vandalism. This list is not meant to be all inclusive but to aid in defining recognized security measures for the homeowner.

- a. Security cameras.
- b. Motion detection devices.
- c. Spotlights.
- d. Signage.
- e. Alarms or Horns.
- f. Fencing

Security Cameras: Security cameras to be installed on a homeowner's property **MUST** meet the following requirements.

- If installed on the exterior of the residence, must be outdoor rated, wired or wi-fi capable.
- Must be of comparable color to the exterior of the residence.
- Must be installed so as not to deter from the aesthetics of the property.
- Installation locations must provide limited visibility from street view.
- Recommend ensuring the camera does not have spotlight capabilities. In the event the camera is equipped with spotlight capabilities, the spotlight may not be directed such that

lighting washes over to neighboring properties or Association common property.

- May only be mounted on property owned by the homeowner. Installing security measures on common structures, fencing, etc. is not acceptable.
- May only be directed at the homeowner's property, may not be directed at any neighboring property or Association common property. Encroaching on a neighbor's privacy is not acceptable.
- Security cameras may not violate the Association's nuisance policy.

Motion Detection Devices:

Motion detection devices with lighting capabilities are acceptable if they meet the following requirements.

- Must be installed on the exterior of the residence.
- Must be of comparable color to the exterior of the residence.
- Must be installed so as not to deter from the aesthetics of the property.
- Installation locations must provide limited visibility from street view.
- Spotlights may not wash over onto neighboring properties nor Association common properties.
- May only be mounted on property owned by the homeowner. Installing the security measures on common structures, fencing, etc. is not acceptable.
- Motion Detection devices may not violate the Associations nuisance policy.

Exterior Alarms, Horns, or Sound Devices:

Exterior security measures such as exterior alarm devices, horns, or other devices capable of emitting sound are not acceptable.

Security Signage:

Posted security signage on a homeowner's property must meet the following requirements.

- Two (2) exterior signs will be allowed to be posted on the property, on street side and water side display only.
- Size shall be limited to 12"x12".

- Must be post mounted and may not stand taller than 24” above nominal grade.
- Signs may not be located any closer to the street than the property setback line for the community, common property (fences) or ancillary structure(s).

Permitter Fencing: Any homeowner who desires to install permitter security fencing, as defined by Texas Property Code 202.023 must meet the guidelines referenced in the CCR’s of HIDE-A-WAY ON THE GULF.

Prohibited Actions: Listed below are prohibited actions regarding installed security measures on a homeowner’s property. This list is not meant to be all inclusive but to provide guidance to homeowners.

- Directing security cameras / video recording devices toward neighboring property or Association common property.
- Recording (video capture, whether motion capable or still images) neighboring property or Association common property.
- Sound recording of conversations. This is illegal by law unless all parties involved in the conversation could be expected to be overheard, i.e., do not record conversations on a neighbor’s property.
- Posting any video, still image or sound footage on social media of a neighbor’s property or Association common property.
- Sharing of any video, still image or sound footage of a neighbor property or Association common property with other homeowners via any electronic device.
- Directing spotlights / flood lights in the direction of neighboring property or Association common property.
- Installing full perimeter security fencing without prior approval from the Association Architectural Committee;

Approved and adopted this 28th day of December, 2023, by the Board of Directors of HIDE-A-WAY ON HTE GULF PROPERTY OWNERS ASSOCIATION, INCORPORATED.

HIDE-A-WAY ON HTE GULF PROPERTY OWNERS' ASSOCIATION, INCORPORATED

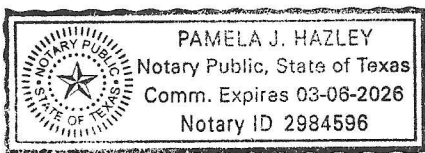
Lynda Beth Hudgins
Signature of President

Print Name: Lynda Beth Hudgins

THE STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

THIS INSTRUMENT was acknowledged before me on this the 28th day of December 2023, by Lynda Beth Hudgins

Pamela J. Hazley
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



FILED and RECORDED

Instrument Number: 2023057599

Filing and Recording Date: 12/29/2023 02:10:12 PM Pages: 6 Recording Fee: \$42.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in cursive script that reads "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria County, Texas

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