

**ADDITIONAL DEDICATORY INSTRUMENT
for
SAGEGLEN COMMUNITY ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Margaret R. Maddox who, being by me first duly sworn, states on oath the following:

My name is Margaret R. Maddox I am over twenty-one (21) years of age, of sound mind, capable of making this affidavit, authorized to make this affidavit, and personally acquainted with the facts herein stated:

I am the Attorney/Agent for **SAGEGLEN COMMUNITY ASSOCIATION, INC.** Pursuant with Section 202.006 of the Texas Property Code, the following documents are copies of the original official documents from the Association's files:

**GUIDELINES FOR INSTALLATION AND USE OF CERTAIN RESIDENCE
SECURITY MEASURES**

for

**SAGEGLEN COMMUNITY ASSOCIATION, INC.
A TEXAS NON-PROFIT CORPORATION**

DATED this 13th day of December, 2022.

**SAGEGLEN COMMUNITY ASSOCIATION,
INC.**

BY: Margaret R. Maddox

Margaret R. Maddox, Attorney/Agent
(Printed Name)

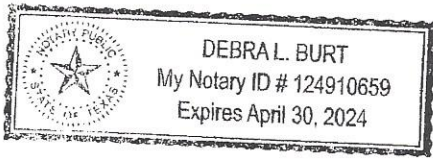
RP-2022-586217

THE STATE OF TEXAS

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COUNTY OF HARRIS

THIS INSTRUMENT was **acknowledged** before me on this the 13th day of December, 2022 by the said Margaret R. Maddox, Attorney/Agent for **SAGEGLEN COMMUNITY ASSOCIATION, INC.**, a Texas non-profit corporation, on behalf of said corporation.



Debra A Burt
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

KP-ZUZZ-386217

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

STATE OF TEXAS

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COUNTY OF HARRIS

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KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS, the SAGEGLEN 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.

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

Wrought iron-style fencing no higher than four feet (4') is acceptable; 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. Whenever possible, any such fencing should contain columns which 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 be in compliance with 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.

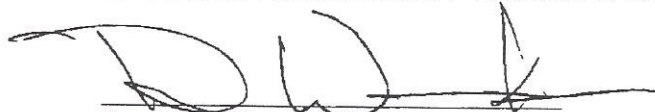
Other Security Measures

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 Harris 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 8 day of December 2022.

SAGEGLEN COMMUNITY ASSOCIATION, INC.



President (Signature)

D. WEEKE

Print Name

KP-2022-58621

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Pages 5
12/14/2022 11:22 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$30.00

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-2022-586217