

**FAIRFIELD INWOOD PARK NEIGHBORHOOD ASSOCIATION, INC.**

**SECURITY MEASURES POLICY**

STATE OF TEXAS                   §  
   §  
COUNTY OF HARRIS           §

WHEREAS Fairfield Inwood Park Neighborhood Association, Inc., (hereinafter the "Association") is a Texas nonprofit corporation and the governing entity for Fairfield Inwood Park, Sections 1 through 8, and Trails of Fairfield, Section One, additions in Harris County, Texas, according to the maps or plats thereof, recorded in the Map Records of Harris County, Texas, under Clerk's Film Code Nos. 339125, 339126, 345146, 483117, 359081, 355084, 356077, 357076, and 397115, respectively, along with any replats, supplements, and amendments thereto (hereinafter the "Subdivision"); and,

WHEREAS, this Security Measures Policy is applicable to the Subdivision and Association; and

WHEREAS, all terms used herein that are defined in Chapter 202 of the Texas Property Code shall have the meaning as defined in the statute; and

WHEREAS, Section 202.023 of the Texas Property Code was amended to establish the right of property owners whose property is subject to restrictive covenants to install and maintain certain types of security measures; and

WHEREAS, to the extent this policy conflicts with any existing governing document or dedicatory instrument of the Association or Subdivision, this policy controls by virtue of such contrary provision being pre-empted by State law; and

WHEREAS, to the extent any existing governing document or dedicatory instrument does not conflict with this policy or Section 202.022 of the Texas Property Code, such provision remains in full force and effect, including requirements that application for and approval of improvements be obtained prior to installation; and

WHEREAS, this Dedicatory Instrument constitutes Restrictive Covenants as those terms are defined by Texas Property Code §202.001, et. seq, and the Association shall have and may exercise discretionary authority with respect to these Restrictive Covenants;

NOW THEREFORE, in view of the foregoing and in compliance with the Texas Property Code, the Association hereby adopts and imposes on the Subdivision and the Association the following policies, rules, and regulations:

Pursuant to Section 202.023 of the Texas Property Code, a property owner may install security measures, including but not limited to, a security camera, motion detector, or perimeter fence, to the extent such measure complies with the regulations set forth below.

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1. An owner is prohibited from installing a security measure in a place other than on the property owner's private property.
2. No Owner may install a security measure that is visible from any street in the Subdivision until they have submitted a written application to, and received written approval from, the Association's Architectural Review Committee (the "ARC").
3. All security measures shall be kept in good condition and repair at all times or shall be subject to removal.
4. No security measure shall, by light, sound, odor, or otherwise, create a nuisance or annoyance to surrounding residents of ordinary sensibilities, or create a threat to public health or safety.
5. Any security perimeter fence, including gates, to be installed forward of the front (or side street) building line shall be limited to matte black wrought iron, not to exceed six feet (6') in height, with iron rods spaced 4 inches (4") apart, and shall be subject to advance ARC approval. No vegetation shall be permitted to grow on such fencing, nor shall any adornment, design, or other material be incorporated into or placed upon such fencing. No fencing may block a sidewalk or interfere with the property rights of others.
6. Any security perimeter fence to be installed at or behind the front building line (and as to corner lots, the front and side street building lines) must meet all Association requirements in its dedicatory instruments relative to materials, height, location and appearance for privacy fencing and shall be subject to advance ARC approval.
7. An owner is prohibited from installing a security camera in a place other than on the property owner's private property. Cameras shall only be installed on the exterior of the primary residence structure, shall be compact in size, and shall not be placed on free-standing poles, fences or similar items. Camera wires must be out of view of any street in the Subdivision.
8. Security lighting shall not shine onto other lots, may utilize motion sensors, and shall not create a nuisance or annoyance to surrounding residents. Security lighting shall be installed only on the exterior of the primary residence structure and shall not be placed on free-standing poles, fences or similar items, or at ground level.
9. Door gates are limited to matte black wrought iron and shall be subject to advance ARC approval. No vegetation shall be permitted to grow on such items, nor shall any adornment, design, or other material be incorporated into or placed upon such items.
10. Burglar bars — Homeowners reserve the right to secure their property with the use of iron bar window enclosures (burglar bars). Homeowners shall not be permitted to install burglar bars on the exterior of their home. Burglar bars may only be installed on the interior of the home, and done so in a way that they are not visible from the outside of the home.

11. Security measures not referenced herein remain subject to advance ARC approval, as well as the material provisions of this Policy.

**CERTIFICATION**

"I, the undersigned, being a Director of the Fairfield Inwood Park Neighborhood Association, Inc., hereby certify that the foregoing was adopted by at least a majority of the Fairfield Inwood Park Neighborhood Association, Inc.'s board of directors, at an open and properly noticed meeting of the board, at which a quorum of the board was present."

By: \_\_\_\_\_

Print name: \_\_\_\_\_

Joshua Barker

Title: \_\_\_\_\_

President

**ACKNOWLEDGEMENT**

STATE OF TEXAS

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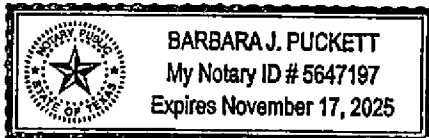
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COUNTY OF HARRIS

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BEFORE ME, the undersigned authority, on this day personally appeared the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that he is the person who signed the foregoing document in his representative capacity and that the statements contained therein are true and correct.

Given under my hand and seal of office this the 10 day of April, 2022.



Barbara J. Puckett  
Notary Public, State of Texas

**PREPARED AND E-RECORDED BY:**

HOLTTOLLETT, PC  
9821 Katy Freeway, Ste. 350  
Houston, Texas 77024

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04/14/2023 10:51 AM  
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

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