

EXHIBIT "A"

I. POLICY REGARDING SECURITY MEASURES

1. A "security measure" is defined as a device or system put in place to ensure, protect, or maintain the security of a person or thing, and shall expressly include (1) security cameras; (2) motion detectors; (3) and perimeter fencing.
2. An Owner may install certain a security measure on their property subject to the following restrictions:
 - a. All security measures must conforms to applicable state or local safety requirements;
 - b. No security measures may:
 - i. Threaten the public health or safety in any manner whatsoever;
 - ii. Violate any Federal, state or local laws;
 - iii. Be installed *by an Owner* on property they do not own, including property:
 1. Owned or maintained by the property owners' association;
 2. Owned in common by members of the property owners' association;
 3. Which violates any applicable building line, right-of-way, setback, or easement
 - c. Owner must submit an ACC application to the Association **along with all applicable ACC application fee(s)**, prior to the installation of any security measure, regardless of location or type. Procedures for approval will conform with those procedures already in place pursuant to the Declaration of Covenants, Conditions and Restrictions and Texas Property Code §§ 202 and 204, *et seq.*
 - d. Prior to any such installation, an Owner must submit a detailed plan for the installation of the security measure. Such plan must contain:
 - i. Location of the security measure, including a graphic depiction (i.e. scale drawings) showing color, materials, size, and manufacturer of any such security measure;
3. Any security measure owned, operated, installed or maintained within the Association must comply with all manufacturer's specifications, and all applicable governmental health, safety, and building codes.

4. No security camera may be placed in any location which will violate any other owner's reasonable expectation of privacy.
5. No fence may be installed which does not otherwise conform with all applicable governing documents of the Association with regards to size, placement, appearance, and materials.
6. Perimeter fencing which is installed closer to the street than the foundation of the home ("front yard fencing") must adhere to the following additional restrictions:
 - (a) Front yard fencing may not be installed in violation of any applicable building line, right-of-way, setback, or easement, unless the edge of the foundation closest to the street is located at the building line, in which case the front yard fencing may be installed no more than five (5) feet in front of the building line;
 - (b) Front yard fencing must be constructed of "wrought iron" (i.e. wrought iron style, usually constructed of mild steel or aluminum, in black);
 - (c) No front yard fence shall be erected to a height greater than three feet (3') above the finished lot grade;
 - (d) Front yard fencing may not include or incorporate wire, mesh or chain-link;
 - (e) The solid (i.e. opaque) surface area of the front yard fence shall not exceed fifty percent (50%) of the total area of the fence, with no massing of solid material in widths greater than six (6) inches, except for corners or posts.
 - (f) No front yard fence shall be constructed on a corner lot that does not afford proper visual clearance approved by ACC for traffic approaching the intersection in either direction. Proper visual clearance shall be maintained for a distance of not less than thirty (30) feet on each street.
 - (g) Gates integral to front yard fencing may not be constructed of chain link or wire. Gates should be built from the same material as the fence to which it is attached.