

CENTRAL PARK ON PRESTON CROSSINGS
HOMEOWNER'S ASSOCIATION, INC.

SECURITY MEASURES AND
SWIMMING POOL ENCLOSURE POLICY

WHEREAS, the Board of Directors (the "Board") of **Central Park on Preston Crossings Homeowner's Association, Inc.**, a Texas non-profit corporation (the "Association") wishes to adopt reasonable guidelines to establish Security Measures and Pool Enclosure Policy for the Association; and

WHEREAS, the Board wishes to adopt these reasonable guidelines in compliance with Section 202.023 of the Texas Property Code ("Section 202.023") regarding Owner rights to building or installing security measures on such Owner's Lot ("Records"); and

WHEREAS, the Board intends to file these guidelines in the real property records of each county in which the subdivision is located, in compliance with Section 202.023 of the Texas Property Code; and

NOW, THEREFORE, IT IS RESOLVED that the following guidelines for Security Measures are established by the Board:

An Owner may build or install on such Owner's Lot security measures, including but not limited to a security camera, motion detector, or perimeter fence, provided that such Security Measures:

1. Do not require placement or installation of a security camera by an Owner on any property other than the Lot owned by such Owner and said camera does not violate privacy of neighboring Owners based on a camera being misdirected or security lighting that shines into neighboring Owner's Lots causing a nuisance or creating a disturbance; and
2. Any security fencing installed by an Owner on its Lot must comply with the Design Guidelines then adopted by the Architectural Reviewer or Architectural Control Committee of the Association and otherwise comply with the requirements and restrictions set forth in the Declaration.

An Owner may build or install swimming pool enclosures provided that:

1. The design and appearance of any "swimming pool enclosure" (as defined below) that is visible from the Street or Common Area adjacent to the Lot on which such swimming pool enclosure is located must be six feet (6') or less in height, black in color, and consist of transparent mesh set in metal frames, unless otherwise approved in writing by the Architectural Reviewer.
2. In no event shall the Architectural Reviewer prohibit or restrict an Owner from installing on such Owner's Lot a swimming pool enclosure that conforms to applicable state or local safety requirements. A "swimming pool enclosure" means and refers to a fence that (1) surrounds a water feature, including a swimming pool or spa located on a Lot; (2) consists of transparent mesh or clear panels set in metal frames; (3) is not more than six feet (6') in height; and (4) is designed not to be climbable.

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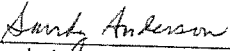
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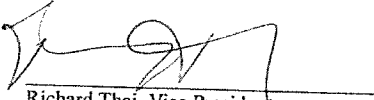
Central Park on Preston Crossings
Security Measures and Swimming
Pool Enclosure Policy


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This is to certify that the foregoing Security Measures and Swimming Pool Enclosure Policy was adopted by the Board of Directors, in accordance with Section 202.023 of the Texas Property Code and supersedes any policy regarding Security Measures and Swimming Pool Enclosure Policies which may have previously been in effect.

Executed this 8th day of August, 2022, as shown by signature of at least a majority of the Board.


Sandy Anderson, President


Richard Thai, Vice President


Talal Virk, Secretary