

**RESOLUTION REGARDING ADOPTION OF  
SECURITY MEASURES POLICY  
SHADY HILL VILLA ASSOCIATION, INC.**

WHEREAS, the By-Laws governing Shady Hill Villa Association, Inc., (“the Association”), as well as the Association’s Articles of Incorporation, the respective Declaration of Covenants, Conditions and Restrictions encumbering all properties which are governed by the Association (the “Declarations”) and all amendments and supplements thereto, and the Texas Business Organizations Code, authorize the Association, acting through its Board of Directors, to exercise all powers reasonable and necessary for the governance and operation of the Association;

WHEREAS, the Texas Property Code further authorizes the Association to regulate the use, maintenance, repair, replacement, modification, and appearance of the subdivision, and the properties within same;

WHEREAS, the Texas Property Code provides that the Association may exercise other powers necessary and proper for the governance and operation of the Association;

WHEREAS, Chapter 202 of the Texas Property Code was amended to add Sections 202.022 and 202.023, addressing the regulation of Security Measures; and

WHEREAS, the Board of Directors of the Association (“the Board”) has determined that in keeping with the new laws, and in connection with maintaining the aesthetics and architectural harmony of the community, and to provide clear and definitive guidance regarding surveillance cameras and motion detectors which are installed on any Lot.

NOW, THEREFORE, BE IT RESOLVED that the attached Security Measures Policy is hereby adopted on behalf of the Association, to become effective upon being recorded in the office of the County Clerk.

Adopted on this 10<sup>th</sup> day of November, 2021.

RP-2021-654873

SHADY HILL VILLA ASSOCIATION, INC.

CERTIFICATION

“The undersigned, being a Director of Shady Hill Villa Association, Inc., hereby certify that the foregoing Resolution Regarding Adoption of Security Measures Policy was adopted by the Board of Directors of Shady Hill Villa Association, Inc., at a meeting of such Directors at which a quorum was present, or as otherwise authorized by law.”

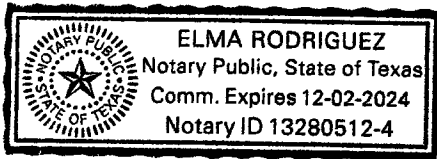
By: *Stewart Allen*  
Director, Shady Hill Villa Association, Inc.

Print Name: Stewart Allen

STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS       §

Before me, the undersigned authority, on this day personally appeared Allen, Stewart, a Director of Shady Hill Villa Association, Inc., Inc., a Texas non-profit corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said entity for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 10<sup>th</sup> day of November, 2021.



*Elma Rodriguez*  
Notary Public, State of Texas

RP-2021-654873

**SHADY HILL VILLA ASSOCIATION, INC.  
SECURITY MEASURES POLICY**

**Installation, Placement and Maintenance of Cameras and Motion Detectors**

At this time, the approval of the Association's Board of Directors and/or its Architectural Committee ("AC") is not required to install security cameras and/or motion detectors within a home or garage.

Exterior cameras and/or motion detectors should be installed in such a manner, to the extent possible, that such devices do not extend or exceed beyond the trim / eaves of the home. Such items should be either black, white, or metallic in color. All other colors require pre-approval of the Board or the AC. In addition, the position of any such camera should, to the extent possible, not invade the privacy of neighbors. In the event that a neighbor should complain to the Board or the AC, a revision and/or adjustment of the cameras' location and angle may be requested. Cameras must be positioned so as to not willfully intrude on another homeowner's property or privacy without express written consent of that homeowner, nor in any manner which would invade privacy of a neighbor. Cameras shall not be pointed in a direction of any room or space which a neighbor would reasonably expect to be private.

Camera "viewing area" or "scope of coverage" should be restricted to the following portions of a Lot: between the front door of a home and the street curb; the front lawn area; the back door and back lawn areas; rear patio areas; areas where owner / tenant automobiles are parked; areas where air conditioning and/or pool equipment are located; and, garage areas.

The installation of any camera or motion detector on property other than the owner's private property is prohibited. Cameras and/or motion detectors may be installed on the exterior of private homes only. Such devices shall be mounted flush with the exterior siding / fascia, to the extent possible. Installation of such devices in/on trees, poles, tripods, free-standing poles and/or similar items is not allowed. Property owners are not allowed to install any such device on common area property and/or property which is owned and/or maintained by the Association.

The Association is not involved in regulating, monitoring or otherwise policing an owner's viewing, keeping, sharing or other use of recorded materials, video footage, still photos and the like. The Association expressly objects to any illegal or improper use of recorded materials. In connection with each application for the approval of installation of one or more exterior cameras, the Association may require an owner to execute an appropriate Release form, to be promulgated by the Association and/or its Board of Directors, inasmuch as the Association is in no way responsible for any use of recorded materials, improper camera placement, nor any invasion of privacy.

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# Pages 4  
11/12/2021 02:53 PM  
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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