

CANYON OAKS PROPERTY OWNER'S ASSOCIATION

GUIDELINES FOR SECURITY MEASURES

STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF UVALDE §

WHEREAS section 202.023 of the Texas Property Code ("Code") allows property owners to install security measures on their property and authorizes the property owners' association to regulate such items in compliance with the Code; and

WHEREAS Canyon Oaks Property Owner's Association ("Association") is the property owners' association charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the various sections of the subdivision (referred to collectively as "Declarations"); and

WHEREAS, the Board of Directors ("Board") of the Association desires to regulate security measures by establishing regulations and guidelines relating to such measures in compliance with the Code; and

WHEREAS, this Dedicatory Instrument is a Restrictive Covenant as defined by the Code section 202.001, et. seq, and the Association may exercise discretionary authority with respect to these Restrictive Covenants;

NOW, THEREFORE, the Board has duly adopted these Guidelines for Security Measures which shall be reasonably applied and enforced:

- (1) Security measures under these guidelines may include, but not be limited to:
 - a. security cameras and associated signal transmission and recording equipment,
 - b. motion detectors and associated activated devices, or
 - c. perimeter fences.

(2) Security measures may not be installed on the property other than the owner's property. Cameras should face into and record any portion of the owner's property or of a public area. For privacy reasons, cameras should not face into or record the private property of others, such as a neighboring property.

(3) Perimeter fences may be installed on the property owner's property. Any such perimeter fence must meet all Association requirements in its dedicatory instrument relative to materials, height, location, coating and appearance and must be approved by the Association before

construction begins.

(4) Lighting may be used as a security measure. Any such lighting must be directed onto the property owner's property and minimize spillover to adjacent properties, public areas and common areas. Spillover may be minimized with placement, screening and shielding on the fixture. Any such lighting must be of a type and design permitted by the Association.

(5) For life safety reasons, burglar bars are not permitted on the exterior of windows or doors. Security bars with quick-release mechanisms may be installed on the interior of homes if allowed under local municipal regulations.

(6) Any such security measures must comply with all applicable state and local building, safety, permitting or licensing requirements which may exceed the requirements under these guidelines.

(7) All new and replacement security measures must be submitted to the Association for review using the application process provided to property owners. No work may be initiated until written approval is provided to the property owner from the Association .

These guidelines are effective upon recordation in the Public Records of Uvalde County, and supersede any Guidelines for Security Measures which may have previously been in effect. Except as affected by Code section 202.023 and/or by these guidelines, all other provisions contained in the Declarations or any other dedicatory instruments of the Association remain in full force and effect.

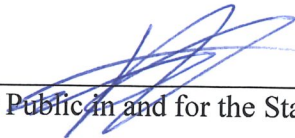
Approved and adopted by the Board on this 22 day of February 2022.

Canyon Oaks Property Owner's Association

By: Cherie A. Young
Cherie A. Young, President

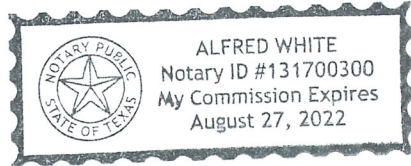
STATE OF TEXAS §
 §
COUNTY OF UVALDE §

BEFORE ME, the undersigned notary public, on this 22 day of February 2022 personally appeared Cherie A. Young, President of Canyon Oaks Property Owner's Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.



Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:
BARTLEY & SPEARS, P.C.
2002 W Grand Parkway N, Ste. 150
Katy, Texas 77449



FILED FOR RECORD
OFFICIAL PUBLIC RECORDS
Valerie Del Toro Ramero, County Clerk
Uvalde County, Texas
2022014100
March 18, 2022 at 11:35 AM

I, Valerie Del Toro Romero, County Clerk,
do hereby certify that the foregoing instrument was
FILED FOR RECORD on the date and time stamped
hereon and was duly recorded in the Official Public
Records of Uvalde County, Texas.



Valerie Del Toro Romero, County Clerk
Uvalde County, Texas

By:

Valerie Del Toro Romero

