

**ADDITIONAL DEDICATORY INSTRUMENT  
for  
CLEAR LAKE CITY COMMUNITY ASSOCIATION**

THE STATE OF TEXAS           §  
   §  
COUNTY OF HARRIS           §

BEFORE ME, the undersigned authority, on this day personally appeared Margaret R. Maddox who, being by me first duly sworn, states on oath the following:

My name is Margaret R. Maddox I am over twenty-one (21) years of age, of sound mind, capable of making this affidavit, authorized to make this affidavit, and personally acquainted with the facts herein stated:

I am the Attorney/Agent for **CLEAR LAKE CITY COMMUNITY ASSOCIATION** and pursuant with Section 202.006 of the Texas Property Code, the following documents are copies of the original official documents from the Association's files:

- 1. GUIDELINES FOR DISPLAY OF CERTAIN RELIGIOUS ITEMS**
- 2. GUIDELINES FOR INSTALLATION AND USE OF CERTAIN RESIDENCE SECURITY MEASURES**
- 3. GUIDELINES FOR BID SOLICITATION AND REVIEW PROCESS**
- 4. POLICY REGARDING DEED RESTRICTION VIOLATION HEARINGS**
- 5. RESOLUTION REGARDING REGULATION OF SOLAR ENERGY DEVICES**

for

**CLEAR LAKE CITY COMMUNITY ASSOCIATION  
A TEXAS NON-PROFIT CORPORATION**

DATED this 28<sup>th</sup> day of September, 2021

**CLEAR LAKE CITY COMMUNITY  
ASSOCIATION**

BY: Margaret R. Maddox  
Margaret R. Maddox, Attorney/Agent  
(Printed Name)

RP-2021-559252

THE STATE OF TEXAS

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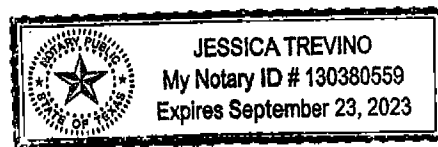
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COUNTY OF HARRIS

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THIS INSTRUMENT was **acknowledged** before me on this the 28<sup>th</sup> day of September, 2021 by the said Margaret R. Maddox, Attorney/Agent for **CLEAR LAKE CITY COMMUNITY ASSOCIATION**, a Texas non-profit corporation, on behalf of said corporation.

Jessica Trevino  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



RP-2021-559252

**CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.  
GUIDELINES FOR INSTALLATION AND USE OF  
CERTAIN SECURITY MEASURES  
(Amended & Restated, September 15, 2021)**

STATE OF TEXAS

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COUNTY OF HARRIS

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KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS, the **CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.** ("Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the various sections of the community (referred to collectively as "Declarations"); and

WHEREAS, Section 202.023 of the Texas Property Code was amended by the 87<sup>th</sup> Texas Legislature dealing with the regulation of certain security measures; and

WHEREAS, the Board of Trustees of the Association ("Board") has determined that in connection with maintaining the aesthetics and architectural harmony of the community, and to provide clear and definitive guidance regarding the installation of certain security measures therein, it is appropriate for the Association to adopt guidelines regarding the installation and use of such security measures within the community.

NOW, THEREFORE, the Board has duly adopted the following *Guidelines for Installation and Use of Certain Security Measures* within the community:

**Exterior Home Video Surveillance Cameras**

Cameras should be compact in size and as obscured from view as possible so as not to detract from the appearance of the home.

Cameras must be placed only on an owner's private property, and not on any right-of-way, public sidewalk or street, common area or neighboring private property. Any camera lens should be angled such that the camera does not observe or record the private properties of others.

A property owner should not use exterior cameras to unreasonably intrude on the privacy of neighboring properties or their occupants.

**Perimeter Security Fencing for Front Yard**

Rear yard perimeter fencing is subject to the existing recorded dedicatory instruments for the Association and is not changed or altered by this Policy.

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Any fencing installed for security purposes in front of the front building line of the owner's lot shall be approved in writing by the Architectural Review Committee prior to installation, to ensure harmony with the exterior of the residence and neighboring properties.

Any wood, vinyl, wire, or chain link fencing is strictly prohibited in front of the front building line of the lot.

Wrought iron-style fencing no higher than four feet (4') is acceptable; however, the design and layout of the fencing shall first be approved in writing by the ARC prior to installation to ensure harmony with the exterior of the residence and neighboring properties. Whenever possible, any such fencing should contain columns which match the exterior masonry of the residence.

Any security fencing shall not block pedestrian access to rights-of-way and/or sidewalks. Driveway gates that block the sidewalk are prohibited.

All fencing must also be in compliance with all city, county, state, or federal guidelines, laws, or ordinances that regulate visibility, roadway sight line requirements, safety, structure, easements, and all other matters related to building codes, traffic codes, and other relevant regulations.

All fencing shall be kept in good condition and repair at all times, so as not to detract from the overall appearance of the property.

#### **Other Security Measures**

Any security measures or devices which are visible from the exterior of the residence or which alter the outward appearance of a residence must be approved in writing by the ARC prior to installation.

The guidelines are effective upon recordation in the Public Records of Harris County, and supersede any guidelines for the security measures outlined herein which may have previously been in effect. Except as affected by Section 202.023 and/or by these guidelines, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.

Approved and adopted by the Board on this 15th day of September, 2021.

**CLEAR LAKE CITY COMMUNITY  
ASSOCIATION, INC.**

BY: \_\_\_\_\_  
Signature

Terry Canup  
Terry Canup, Board President

THE STATE OF TEXAS

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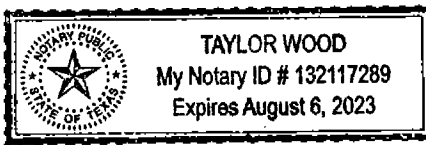
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COUNTY OF HARRIS

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THIS INSTRUMENT was acknowledged before me on this the 15<sup>th</sup> day of September 2021, by Terry Canup, Board President of **CLEAR LAKE CITY COMMUNITY ASSOCIATION, INC.**, a Texas non-profit corporation, on behalf of said corporation.

  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



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# Pages 6  
09/29/2021 02:04 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$34.00

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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