

**CYPRESS TRAILS COMMUNITY IMPROVEMENT
ASSOCIATION GUIDELINES FOR SECURITY MEASURES**

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS the CYPRESS TRAILS COMMUNITY IMPROVEMENT ASSOCIATION (“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 chapter 202 of the Texas Property Code was amended, to add Section 202.023 thereto regarding Security Measures; and

WHEREAS, the Board of Directors (“Board”) of the Association desires to establish guidelines for Security Measures consistent with the Section identified above in order to provide clear and definitive guidance to property Owners.

NOW, THEREFORE, the Board has duly adopted the following, *Security Measure Guidelines*.

- I. An Owner can build or install security measures, including but not limited to :
 - (1) Security camera. The security camera cannot be installed in a place other than the Owner’s private property;
 - (2) Motion detector. If the motion detector has lights that come on when motion is detected, the lights must not shine into the neighbors’ residence; and
 - (3) Perimeter fence. The type of fencing must be approved by the Association before it is installed.

The guidelines are effective upon recordation in the Public Records of Harris County, and supersedes any guidelines for security measures 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 17th day of August 2021.


President, CYPRESS TRAILS COMMUNITY
IMPROVEMENT ASSOCIATION

RP-2021-478814

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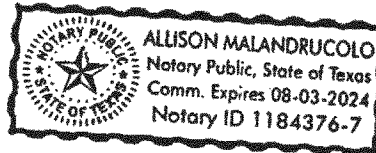
Before me, the undersigned authority, on this day personally appeared James Spencer, President of CYPRESS TRAILS COMMUNITY IMPROVEMENT ASSOCIATION, a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she has executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 17 day of August, 2021.

Alli Mal
Notary Public in and for
the State of Texas

Allison Malandrucolo
Printed Name
the State of Texas

8-3-24
My Commission Expires



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Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$22.00

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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