

**FAIRWAY VISTAS AT GREATWOOD TOWNHOME ASSOCIATION  
GUIDELINES FOR INSTALLATION AND USE OF CERTAIN  
RESIDENCE SECURITY MEASURES  
(Amended & Restated, \_\_\_\_\_, 2021)**

STATE OF TEXAS           §  
  §  
COUNTY OF FORT BEND   §

KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS, the FAIRWAY VISTAS AT GREATWOOD TOWNHOME ASSOCIATION (“Association”) is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declaration of Covenants, Conditions, Restrictions, and Easements 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 Directors 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 must be angled such that the camera does not observe or record the private properties of others.

A property owner may 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.

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.

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.

The guidelines are effective upon recordation in the Public Records of Fort Bend 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 30th day of September 2021.

FAIRWAY VISTAS AT GREATWOOD  
TOWNHOME ASSOCIATION

By: James S Burns  
President

Print Name: James S Burns

THE STATE OF TEXAS           §  
  §  
COUNTY OF FORT BEND COUNTY   §

THIS INSTRUMENT was **acknowledged** before me on this the 30<sup>th</sup> day of September 2021, by the said JAMES BURNS, President of FAIRWAY VISTAS AT GREATWOOD TOWNHOME ASSOCIATION, a Texas non-profit corporation, on behalf of said corporation.

Erica Coleman  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

