

SUPPLEMENTAL NOTICE OF DEDICATORY INSTRUMENTS
for
ROYAL OAKS RESIDENTIAL COMMUNITY OWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The undersigned, being the authorized representative of Royal Oaks Residential Community Owners Association, Inc. (the "**Association**"), a property owner's association as defined in Section 202.001 of the Texas Property Code, hereby supplements the instrument entitled "Dedicatory Instruments for Royal Oaks Residential Community Owners Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Royal Oaks Residential Community Owners Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Royal Oaks Residential Community Owners Association, Inc.", "Supplemental Notice of Dedicatory Instruments for Royal Oaks Residential Community Owners Association, Inc." and "Supplemental Notice of Dedicatory Instruments for Royal Oaks Residential Community Owners Association, Inc." recorded in the Official Public Records of Harris County, Texas under Clerk's File Nos. RP-2016-349684, RP-2017-225922, RP-2018-171623, RP-2019-201600 and RP-2024-205800 ("**Notice**") which Notice was filed of record for the purpose of complying with Section 202.006 of the Texas Property Code.

Additional Dedicatory Instrument. In addition to the Dedicatory Instruments identified in the Notice, the following document is a Dedicatory Instrument governing the Association.

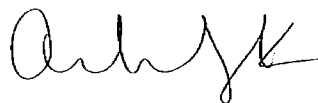
- **Security Measures Policy for Royal Oaks Residential Community Owners Association, Inc.**

A true and correct copy of such Dedicatory Instrument is attached to this Supplemental Notice.

This Supplemental Notice is being recorded in the Official Public Records of Real Property of Harris County, Texas for the purpose of complying with Section 202.006 of the Texas Property Code. I hereby certify that the information set forth in this Supplemental Notice is true and correct and that the copy of the Dedicatory Instrument attached to this Supplemental Notice is a true and correct copy of the original.

Executed on this 15th day of July, 2024.

ROYAL OAKS RESIDENTIAL COMMUNITY OWNERS ASSOCIATION, INC.

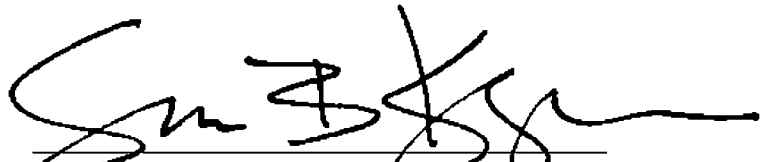


By: _____
Ashley Koirtyohann, authorized representative

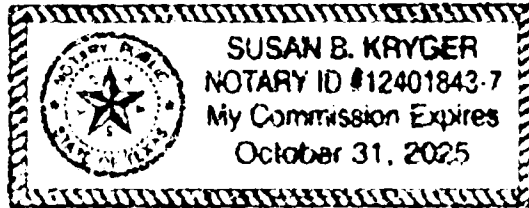
RP-2024-254537

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 15th day of July, 2024 personally appeared Ashley Koirtyohann, authorized representative of Royal Oaks Residential Community Owners Association, Inc., 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



RP-2024-254537

SECURITY MEASURES POLICY
for
ROYAL OAKS RESIDENTIAL COMMUNITY OWNERS ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

IRIDIANA DUBOING GLADWELL, Secretary of Royal Oaks Residential Community Owners Association, Inc. (the "**Association**"), do hereby certify that in the open session of a properly noticed meeting of the Board of Directors (the "**Board**") of the Association, duly called and held on the 14 day of May, 2024, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following Security Measures Policy was duly approved by at least a majority vote of the members of the Board present at the meeting.

RECITALS

1. The property encumbered by this Security Measures Policy is that property restricted by the Declaration of Covenants, Conditions and Restrictions for Royal Oaks Residential Community, recorded in the Official Public Records of Real Property of Harris County, Texas, under Clerk's File No. U257546, as same has been or may be amended from time to time ("**Declaration**"), and any other property which has been or may be subsequently annexed thereto and made subject to the authority of the Association.

2. Article III, Sections 3.16, 3.17, and 3.23 of the By-Laws of the Association grants the Board the Deed Restrictions Committee ("**DRC**"), and the Modifications Committee ("**MC**") the power to adopt rules, regulations and/or guidelines regarding the installation of improvements on a Lot.

3. Texas Property Code Section 204.010(a)(6) provides that a property owners' association, acting through its Board may regulate "the use, maintenance, repair, replacement, modification and appearance of the subdivision."

4. The Board has determined that, in order to provide guidance regarding security measures authorized by Texas Property Code Section 202.023, it is appropriate for the Association to adopt a Security Measures Policy for the properties under the jurisdiction of the Association.

5. This Security Measures Policy replaces and supersedes any previously recorded or implemented policy that addresses the subjects contained herein, if any, adopted by the Association.

6. "ARC" means the Association's architectural review authority, as defined by Section 209.00505 of the Texas Property Code. It shall include both the DRC and MC of the

RP-2024-254537

Association. Any reference made herein to approval by the Architectural Review Committee (the "ARC"), means prior written approval by the DRC or the MC.

7. All capitalized terms in this Policy shall have the same meanings as that ascribed to them in the Declaration.

SECURITY MEASURES POLICY

1. **Definition.** A security measure shall include, by way of example and not limitation, a security camera, motion detector, perimeter fence, alarm system, and security lighting.

2. **ARC Application Required.** Before any security measure contemplated by Section 202.023(a) of the Texas Property Code is constructed or otherwise erected on a Lot, an ARC application must be submitted to the Association and approved in writing in accordance with the Declaration. The following information must be included with the application:

- a. Type of security measure;
- b. Location of proposed security measure;
- c. General purpose of proposed security measure; and
- d. Proposed construction plans and/or site plan.

Owners are encouraged to be aware of the matters listed in clauses a, b, and c below when seeking approval for and installing a security measure. **The Association is not obligated to and will not review an Owner's security measure application for compliance with these matters. Owners should be aware that a security measure may have to be removed if a person or entity with superior rights to the location of a security measure objects to the placement of the security measure. The matters Owners must consider include but are not limited to:**

- a. The location of property lines for the Lot. Each Owner should consider obtaining a survey before installing a security measure;
- b. Easements in the area in which the security measure is to be installed;
- c. Underground utilities in the area in which the security measure is to be installed.

3. **Type of Fencing.** The Code authorizes the Association to regulate the type of security measure fencing that an Owner may install on a Lot.

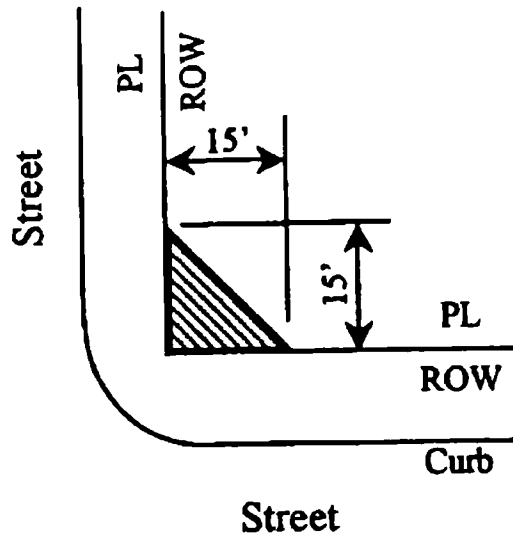
- a. Security measure fencing generally:
 - (i) Security measure fencing must be painted black and cannot contain decorative elements except a fleur de lis at the top of each post, which is required.
 - (ii) Unless otherwise provided by the Association's dedicatory instruments, chain link, brick, concrete, barbed wire, vinyl, and stone security measure fencing is expressly prohibited and will not be approved by the ARC.

(iii) No vines or vegetation shall be allowed to grow on security measure fencing.

b. Security measure fencing forward of the residential structure on a Lot as depicted on the applicable Lot survey and adjacent to Golf Course Lots must meet the following requirements:

- (i) Be metal fencing (either steel, wrought iron, or aluminum) measuring no more than six feet (6') in height. The ARC shall have the discretion to approve any other type of metal security measure fencing; however, the follow types of metal fencing are prohibited and will not be approved: (1) stamped metal fencing (including gates); (2) metal panel fencing; and (3) solid metal fencing. It is the intent of this Policy that all security measure fencing forward of the twenty foot (20') front building line on a Lot have the appearance of what is commonly called "wrought iron fencing";
- (ii) Must consist of straight horizontal rails and straight vertical pickets and/or posts;
- (iii) Must be black (including gates);
- (iv) Security measure fencing pickets shall be 3/4", 4" on center with 1-1/4" top and bottom rails. All framing must be on the inside (i.e., the residence side) of the security measure fencing;
- (v) Any driveway or pedestrian gates on security measure fencing must be of the same material as the fencing and swing inward and related fence motors/equipment must be kept screened from view with evergreen shrubs or in such other manner approved in writing by the ARC;
- (vi) When security measure fencing meets a wood fence, the security measure fencing may not be attached to the wood fence. The security measure fencing shall be terminated with a three-inch (3") metal post (either steel, wrought iron, or aluminum) adjacent to the wood post/wood fencing; and
- (vii) Chain link, brick, concrete, barbed wire, vinyl, wood and stone security measure fencing is expressly prohibited and will not be approved by the ARC.
- (viii) On corner lots, no security measure fencing shall be placed in the Visibility Triangle. The Visibility Triangle is the triangular area adjacent to the intersection of any street established by measuring a distance of 15 feet from the point of intersection of two streets

along the right-of-way of each of the intersecting streets and connecting the ends of each measured distance (See illustration below).



- c. All security measure fencing must be installed per the manufacturer's specifications and all electric gates must be installed by a licensed electrician in accordance with all applicable codes and applicable governmental regulations.
- d. Placement of fencing and/or security measures of any type must comply with Texas, City of Houston and/or Harris County Regulations and Ordinances, if any.
- e. The ARC shall have the discretion to determine any additional types of approvable or prohibited security measure fencing.
- f. If the proposed security measure fencing is located on one or more shared Lot lines with adjacent Lot(s) ("Affected Lots"), all Owners of record of the Affected Lots must sign the ARC application evidencing their consent to the security measure fencing before the requesting Owner ("Requesting Owner") submits the ARC application to the ARC. In the event that the Affected Lot Owner(s) refuse to sign the ARC application as required by this section, the Affected Lot Owner(s) and Requesting Owner hereby acknowledge and agree that the Association shall have no obligation to participate in the resolution of any resulting dispute in accordance with this Policy.

2. **Location.** Except as provided in Section 3.f. above, a security measure may be installed only on an Owner's Lot, and may not be located on, nor encroach on, another Lot, street right-of-way, Association Common Area, or any other property owned or maintained by the

Association. No fence shall be installed in any manner that would prevent someone from accessing property that they have a right to use/access.

3. **Disputes; Disclaimer; Indemnity.** Security measures, including but not limited to security cameras, and security lights shall not be permitted to be installed in a manner that the security measure is aimed/directed at an adjacent property which would result in an invasion of privacy, or cause a nuisance to a neighboring Owner or resident. **In the event of a dispute between Owners or residents regarding security measure fencing, or a dispute between Owners or residents regarding the aim or direction of a security camera or security light, the Association shall have no obligation to participate in the resolution of the dispute. The dispute shall be resolved solely by and between the Owners or residents.**

4. AS FURTHER ADDRESSED IN SECTION 4.9 OF THE DECLARATION, EACH OWNER AND OCCUPANT OF A LOT WITHIN THE PROPERTY ACKNOWLEDGES AND UNDERSTANDS THAT THE ASSOCIATION, INCLUDING ITS DIRECTORS, OFFICERS, MANAGERS, AGENTS, EMPLOYEES AND THE ARC, ARE NOT INSURERS AND THAT EACH OWNER AND OCCUPANT OF ANY DWELLING AND/OR LOT THAT HAS A SECURITY MEASURE THAT HAS BEEN OR WILL BE INSTALLED PURSUANT TO THIS POLICY ASSUMES ALL RISKS FOR LOSS OR DAMAGE TO PERSONS, TO DWELLINGS AND IMPROVEMENTS AND TO THE CONTENTS OF DWELLINGS AND IMPROVEMENTS, AND FURTHER ACKNOWLEDGES THAT THE ASSOCIATION, INCLUDING ITS DIRECTORS, OFFICERS, MANAGERS, AGENTS, EMPLOYEES AND THE ARC, HAVE MADE NO REPRESENTATIONS OR WARRANTIES NOR HAS ANY OWNER OR OCCUPANT RELIED UPON ANY REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE, RELATIVE TO ANY SECURITY MEASURE THAT MAY BE APPROVED BY THE ARC PURSUANT TO THIS POLICY.

5. OWNERS OF LOTS WITHIN THE PROPERTY HEREBY AGREE TO INDEMNIFY, PROTECT, HOLD HARMLESS, AND DEFEND (ON DEMAND) THE ASSOCIATION, INCLUDING ITS DIRECTORS, OFFICERS, MANAGERS, AGENTS, EMPLOYEES AND COMMITTEE MEMBERS COMPRISING THE ARC (COLLECTIVELY REFERRED TO AS THE "INDEMNIFIED PARTIES") FROM AND AGAINST ALL CLAIMS (INCLUDING WITHOUT LIMITATION CLAIMS BROUGHT BY AN OWNER OR OCCUPANT) IF SUCH CLAIMS ARISE OUT OF OR RELATE TO A SECURITY MEASURE GOVERNED BY THIS POLICY. THIS COVENANT TO INDEMNIFY, HOLD HARMLESS, AND DEFEND INCLUDES (WITHOUT LIMITATION) CLAIMS CAUSED, OR ALLEGED TO BE CAUSED, IN WHOLE OR IN PART BY THE INDEMNIFIED PARTIES' OWN NEGLIGENCE, REGARDLESS OF WHETHER SUCH NEGLIGENCE IS THE SOLE, JOINT, COMPARATIVE OR CONTRIBUTORY CAUSE OF ANY CLAIM.

6. Any installation not in compliance with this Policy will be considered a violation of the dedicatory instruments governing the subdivision.

RP-2024-254537

I hereby certify that I am the duly elected, qualified and acting Secretary of the Association and that the foregoing Security Measures Policy was approved by not less than a majority vote of the Board as set forth above and now appears in the books and records of the Association, to be effective upon recording in the Official Public Records of Harris County, Texas.

TO CERTIFY which witness my hand this the 24th day of May, 2024.

ROYAL OAKS RESIDENTIAL COMMUNITY OWNERS ASSOCIATION, INC.

By: Diana Durning Gladwell

Printed: DIANA DURNING GLADWELL Its Secretary

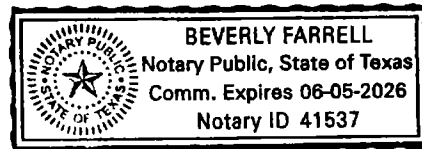
THE STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 24 day of May, 2024, personally appeared Diana Gladwell, Secretary of Royal Oaks Residential Community Owners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.

Beverly Farrell
Notary Public in and for the State of Texas

APPROVED BY THE DRC:

Ronald R. Royal Jr.
Name Printed: Ronald R. Royal Jr.
Committee Chair
Deed Restrictions Committee



APPROVED BY THE MC:

David Dorn
Name Printed: David Dorn
Committee Chair
Modifications Committee

RP-2024-254537

RP-2024-254537
Pages 9
07/16/2024 10:09 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$53.00

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

RP-2024-254537