

**RESOLUTION OF
SHARPSTOWN CIVIC ASSOCIATION, INC.**
*Regarding Ratification of
Supplemental Deed Policy for the Purpose of Filing
in the County Real Property Records*

DATED: 12, 13, 2021.

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, Matthew Wine, the President of SHARPSTOWN CIVIC ASSOCIATION, INC. (the "Association"), do hereby certify that at a regular meeting of the Board of Directors of the Association held on 11-17, 2021, with a quorum present and remaining throughout, and being duly authorized to transact business, the following resolution for the ratification of the Supplemental Deed Policy for the purposes of filing in this County's Real Property Records, was duly made and approved.

WHEREAS, the Association is a Texas non-profit corporation governed by the Texas Property Code;

WHEREAS, the Supplemental Deed Policy attached hereto as Exhibit "A", is hereby ratified for the purpose of filing in this County's Real Property Records;

IT IS, HEREBY, RESOLVED that SHARPSTOWN CIVIC ASSOCIATION, INC. adopts this formal resolution for the purpose of filing the aforementioned document in this County's Real Property Records.

Dated: 12-13-21

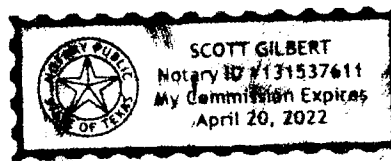
Matthew Wine

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

ACKNOWLEDGMENT

This instrument was acknowledged before me on the 13TH day of DECEMBER, 2021, by MATT WINE as PRESIDENT of SHARPSTOWN CIVIC ASSOCIATION, INC., on behalf of said corporation.

Scott Gilbert
Notary Public in and for the State of Texas



RP-2022-107767

EXHIBIT "A"

I. POLICY REGARDING DISPLAY OF CERTAIN RELIGIOUS ITEMS

1. An Owner may display certain religious items on the owner's property subject to the following restrictions:
 - a. Any religious item displayed must be motivated by the owner or resident's sincere religious belief;
 - b. No displayed religious item may:
 - i. Threaten the public health or safety in any manner whatsoever;
 - ii. Violate any Federal, state or local laws, other than a law prohibiting the display of religious speech;
 - iii. Contain language, graphics, or depictions that are patently offensive to a passerby for reasons other than its religious content;
 - iv. Exceeds a length, width, or height of forty-eight inches (48") in any measurable dimension;
 - v. Be installed on property:
 1. Owned or maintained by the property owners' association;
 2. Owned in common by members of the property owners' association;
 3. Which violates any applicable building line, right-of-way, setback, or easement; or
 - vi. Be attached to a traffic control device, street lamp, fire hydrant, or utility sign, pole, or fixture.
 - c. The Association reserves the right to remove any item so displayed that, in the judgment of the Association violates one or more of the restrictions included herein. the Association shall be the sole arbiter to determine whether such a violation exists.

II. POLICY REGARDING POOL ENCLOSURES

1. A "swimming pool enclosure" means a fence that: (1) surrounds a water feature, including a swimming pool or spa; (2) consists of transparent mesh or clear panels set in metal frames; (3) is not more than six feet in height; and (4) is designed to not be climbable.

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2. An Owner may install certain a swimming pool enclosure on their property subject to the following restrictions:

- a. All swimming pool enclosures must conforms to applicable state or local safety requirements;
- b. All swimming pool enclosures must be black in color and consists of transparent mesh or clear panels set in metal frames;
- c. No swimming pool enclosures may:
 - i. Threaten the public health or safety in any manner whatsoever;
 - ii. Violate any Federal, state or local laws;
 - iii. Be installed **by an Owner** on property:
 - 1. Owned or maintained by the property owners' association;
 - 2. Owned in common by members of the property owners' association;
- d. Owner must submit an ACC application to the Association **along with all applicable ACC application fee(s)**, prior to the installation of any swimming pool enclosure, regardless of location or type. Procedures for approval will conform with those procedures already in place pursuant to the Declaration of Covenants, Conditions and Restrictions and Texas Property Code §§ 202 and 204, *et seq.*
- e. Prior to any such installation, an Owner must submit a detailed plan for the installation of the swimming pool enclosure. Such plan must contain:
 - i. Location of the swimming pool enclosure, including a graphic depiction (i.e. scale drawings) showing color, materials, size, and manufacturer of any such swimming pool enclosure;

3. Any swimming pool enclosure owned, operated, installed or maintained within the Association must comply with all manufacturer's specifications, and all applicable governmental health, safety, and building codes.

III. POLICY REGARDING SECURITY MEASURES

1. A "security measure" is defined as a device or system put in place to ensure, protect, or maintain the security of a person or thing, and shall expressly include (1) security cameras; (2) motion detectors; (3) and perimeter fencing.

2. An Owner may install certain security measures on their property subject to the following restrictions:
- a. All security measures must conform to applicable state or local safety requirements;
 - b. No security measures may:
 - i. Threaten the public health or safety in any manner whatsoever;
 - ii. Violate any Federal, state or local laws;
 - iii. Be installed **by an Owner** on property they do not own, including property:
 1. Owned or maintained by the property owners' association;
 2. Owned in common by members of the property owners' association;
 3. Which violates any applicable building line, right-of-way, setback, or easement
 - c. Owner must submit an ACC application to the Association **along with all applicable ACC application fee(s)**, prior to the installation of any security measure, regardless of location or type. Procedures for approval will conform with those procedures already in place pursuant to the Declaration of Covenants, Conditions and Restrictions and Texas Property Code §§ 202 and 204, *et seq.*
 - d. Prior to any such installation, an Owner must submit a detailed plan for the installation of the security measure. Such plan must contain:
 - i. Location of the security measure, including a graphic depiction (i.e. scale drawings) showing color, materials, size, and manufacturer of any such security measure;
3. Any security measure owned, operated, installed or maintained within the Association must comply with all manufacturer's specifications, and all applicable governmental health, safety, and building codes.
 4. No security camera may be placed in any location which will violate any other owner's reasonable expectation of privacy.
 5. No fence may be installed which does not otherwise conform with all applicable governing documents of the Association with regards to size, placement, appearance, and materials.
 6. Perimeter fencing which is installed closer to the street than the foundation of the home ("front yard fencing") must adhere to the following additional restrictions:

- (a) Front yard fencing may not be installed in violation of any applicable building line, right-of-way, setback, or easement, unless the edge of the foundation closest to the street is located at the building line, in which case the front yard fencing may be installed no more than five (5) feet in front of the building line;
- (b) Front yard fencing must be constructed of "wrought iron" (i.e. wrought iron style, usually constructed of mild steel or aluminum, in either black or brown), or wood;
- (c) No front yard fence shall be erected to a height greater than three feet (3') above the finished lot grade;
- (d) Front yard fencing may not include or incorporate wire, mesh or chain-link;
- (e) The solid (i.e. opaque) surface area of the front yard fence shall not exceed fifty percent (50%) of the total area of the fence, with no massing of solid material in widths greater than six (6) inches, except for corners or posts.
- (f) No front yard fence shall be constructed on a corner lot that does not afford proper visual clearance approved by ACC for traffic approaching the intersection in either direction. Proper visual clearance shall be maintained for a distance of not less than thirty (30) feet on each street.
- (g) Gates integral to front yard fencing may not be constructed of chain link or wire. Gates should be built from the same material as the fence to which it is attached.

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Pages 6
03/01/2022 11:03 AM
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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