

**RESOLUTION OF
OUTPOST ESTATES CIVIC CLUB INCORPORATED**
*Regarding Ratification of
Policy Regarding Security Measures for the Purpose of Filing
in the County Real Property Records*

DATED: , _____, _____, 2026.

STATE OF TEXAS §

§

COUNTY OF HARRIS §

I, _____, the _____ of **OUTPOST ESTATES CIVIC CLUB INCORPORATED** (the "Association"), do hereby certify that at a regular meeting of the Board of Directors of the Association held on _____, 2026, with a quorum present and remaining throughout, and being duly authorized to transact business, the following resolution for the ratification of the Policy Regarding Security Measures 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 Policy Regarding Security Measures 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 **OUTPOST ESTATES CIVIC CLUB INCORPORATED** adopts this formal resolution for the purpose of filing the aforementioned document in this County's Real Property Records.

Dated: _____, _____,

STATE OF TEXAS §

§

COUNTY OF HARRIS §

ACKNOWLEDGMENT

This instrument was acknowledged before me on the ____ day of _____, 2026, by _____ as _____ of **OUTPOST ESTATES CIVIC CLUB INCORPORATED**, on behalf of said corporation.

Notary Public in and for the State of Texas

EXHIBIT "A"

I. 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 license agreement, plat, building line, public right-of-way, setback, or easement, expressly including but not limited to (1) license areas defined by a written license agreement or plat; (2) a sidewalk in the public right of way or otherwise installed for public or community use; (3) a drainage easement or drainage area; (4) located in front of the front-most building line provided for in the Association's dedicatory instruments.
 - 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, building easements, setbacks, and boundaries affecting the lot.
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 license agreement, plat, building line, public 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 black);
 - (c) No front yard fence shall be erected to a height greater than five feet (5') 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.
 - (h) Driveway gates, if permissible, must be set back at least ten feet (10') from any right-of-way dedicated to the public or otherwise installed for public or community use,

if the driveway intersects with a laned roadway, defined as a "a roadway that is divided into at least two clearly marked lanes for vehicular travel."

7. The restrictions provided for in this policy shall not be applicable to (1) any Owner whose residential address is exempt from public disclosure under state or federal law, or (2) any Owner who provides sworn documentation from a law enforcement agency stating the property owner has an authentic and verifiable need for enhanced security measures.