

MONARCH AT THE MEADOWS HOMEOWNERS ASSOCIATION, INC.

Dedictory Instrument

Security Measures Policy

WHEREAS, the Board of Directors (the "Board") of Monarch at the Meadows Homeowners Association, Inc. (the "Association") wishes to adopt reasonable guidelines to establish Security Measures Policy for the Association; and

WHEREAS, the Board wishes to adopt these reasonable guidelines in compliance with Section 202.023 of the Texas Property Code ("Section 202.023") regarding Owner rights to building or installing security measures on such Owner's Lot ("Security Measures"); and

WHEREAS, the Board intends to file these guidelines in the real property records of each county in which the subdivision is located, in compliance with Section 202.006 of the Texas Property Code; and

NOW, THEREFORE, IT IS RESOLVED that the following guidelines for Security Measures are established by the Board:

An Owner may build or install on such Owner's Lot Security Measures, including but not limited to a security camera, motion detector, or perimeter fence, provided that such Security Measures:

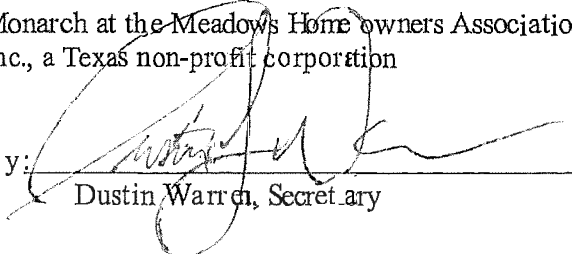
1. Do not require placement or installation of a security camera by an Owner on any property other than the Lot owned by such Owner; and
2. Any security fencing installed by an Owner on its Lot must comply with the Design Guidelines then adopted by the Architectural Reviewer or Architectural Control Committee of the Association and otherwise comply with the requirements and restrictions set forth in the Declaration.

Unless otherwise defined in this instrument or the context otherwise requires, each term used in this instrument with its initial letter capitalized which has been specifically defined in the "Declaration of Covenants, Conditions and Restrictions for Monarch at the Meadows", recorded in the Official Public Records of Denton County, Texas (the "Declaration") and not otherwise specifically defined in this instrument shall have the same meaning herein as given to such term in the Declaration.

[signature page and acknowledgement follows]

This is to certify that the foregoing Security Measures Policy was adopted by the Board of Directors, in accordance with Section 202.006 of the Texas Property Code, and supersedes any policy regarding security measures which may have previously been in effect.

Monarch at the Meadows Home owners Association,
Inc., a Texas non-profit corporation

By: 

Dustin Warren, Secretary