

Policy Relating to Commercials and Other Video Productions

The production of a movie, commercial, or any similar type of video on a Lot within the Tanglewood Subdivision is deemed to be a commercial use of the Lot and is, therefore, strictly prohibited.

Policy Relating to Fund-Raising Activities

The policy relating to non-residential use of property adopted in 1997 allows fund-raising events of a social nature for friends and neighbors at residences for charitable, civic, or political purposes. That policy remains in effect. However, no permitted fund-raising event shall continue on a Lot for more than four (4) consecutive days nor shall there be fund-raising events on a Lot for more than four (4) days in any thirty (30) day period.

Policy Relating to Fountains, Sculptures and Other Exterior Artwork

A fountain, sculpture, or similar artwork must be located on a Lot behind the applicable front building setback line and, in the case of a corner Lot, behind the applicable side building setback line adjacent to the side street. A fountain, permanently installed sculpture or similar artwork that exists in violation of this policy as of the effective date of this instrument, and which otherwise complies with the Restrictions applicable to the Lot and the provisions of the Tanglewood Policy Manual prior to the effective date of this instrument, is not required to be removed; provided that, if such item is voluntarily removed by the owner or occupant of the Lot for any reason, or if the fountain, sculpture, or artwork is substantially damaged, or destroyed by a casualty event, it may not be replaced in a manner inconsistent with this policy.

EXTERIOR LIGHTING POLICY
for
TANGLEWOOD HOMES ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, PAIGE COKINOS, President of Tanglewood Homes Association, Inc. (the "Association"), do hereby certify that in the open session of a properly noticed meeting of the Board of Directors of the Association (the "Board") duly called and held on the 21st day of APRIL, 2025, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following Exterior Lighting Policy was duly approved by a majority vote of the members of the Board:

RECITALS:

1. The property encumbered by this Exterior Lighting Policy is that property restricted by the restrictive covenant documents referred to in the Association's current Management Certificate filed of record in the Official Public Records of Real Property of Harris County, Texas for each subdivision under the jurisdiction of the Association, as same has been or may be amended and/or supplemented 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. 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."

3. The Board of Directors desires to adopt a policy relating to exterior lighting which will run with the land and be binding on all Owners and tenants within the subdivision. This Policy replaces and supersedes any previously recorded or implemented policy that addresses the subjects contained herein adopted by the Association.

EXTERIOR LIGHTING POLICY

EXTERIOR LIGHTING - GENERAL

Exterior lighting includes all landscape lighting, security lighting, accent lighting, and lighting associated with sports courts. It does not include seasonal lighting, such as Christmas lights.

The type, color, quality, and lumens (brightness) of all exterior lighting shall be compatible with the exterior lighting generally used throughout Tanglewood.

All exterior lighting shall be installed in such a way to minimize the amount of light that intrudes onto adjacent properties or streets. This can be managed by a combination of factors including type, location, direction, shielding, and lumens (brightness). Installing lighting that has been approved by the Dark Sky Association is an excellent way to help minimize the amount of light that intrudes on adjacent properties and streets.

In the event of a dispute between Owners or residents regarding the amount of light from exterior lighting that intrudes onto adjacent properties or streets, 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.

Notwithstanding the above paragraph, the Board may, in its sole discretion, cause an owner to modify or remove exterior lighting that the Board reasonably determines is intruding on the rights and privacy of neighbors or could be a distraction to drivers on adjacent streets.

EXTERIOR LIGHTING - ADDITIONAL REQUIREMENTS FOR SPORTS COURTS

Exterior lighting associated with sports courts (e.g. basketball, tennis, pickle ball, soccer) is typically brighter than other exterior lighting and therefore can easily intrude on the rights and privacy of neighbors, as well as being a distraction for drivers on adjacent streets. Therefore, the following additional requirements apply to exterior lighting for sports courts.

- **Approval:** Exterior lighting for sports courts must be approved by the Deed Restriction Committee (the "DRC") prior to installation. Applications submitted to the DRC must include:
 - diagram of the home showing the proposed location of the lighting
 - description of the lighting, including type, height, lumens, shielding, direction, etc.
 - steps that will be taken to ensure lighting does not intrude on the rights and privacy of neighbors or affect the ability to drive safely on adjacent streets
- **Height:** Pole-mounted exterior lighting for sports courts shall be limited to a maximum height of twelve (12) feet, unless otherwise approved by the DRC
- **Direction and Shielding:** Exterior lighting for sports courts must be directed and shielded in such a way to minimize intrusion on neighboring properties and adjacent streets.
- **Hours of Operation:** Exterior lighting for sports courts shall not be used between the hours of 9:00 pm and 8:00 am.

ENFORCEMENT

A violation of this Policy constitutes a violation of the dedicatory instruments [as that term is defined in Texas Property Code Section 209.002(4)] governing the residential properties under the jurisdiction of the Association.

VARIANCE

The DRC, in its sole and absolute discretion, may authorize variances from compliance with any of the provisions of this Policy.

I hereby certify that I am the President of the Association and that this Policy was approved by not less than a majority vote of the Board of Directors 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 Real Property of Harris County, Texas.

TO CERTIFY which witness my hand this 29 day of April, 2025.

Tanglewood Homes Association, Inc.

By: P. M. Cokinos

Printed: Paige M. Cokinos

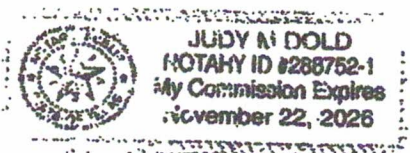
Its: President

THE STATE OF TEXAS §

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COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 29th day of April, 2025 personally appeared Paige M. Cokinos, President of Tanglewood Homes 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.



Judy M. Dold
Notary Public in and for the State of Texas

VOTING POLICY
for
TANGLEWOOD HOMES ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, Richard G. Anderson, Secretary of Tanglewood Homes Association, Inc. (the "**Association**"), do hereby certify that in the open session of a properly noticed meeting of the Board of Directors of the Association (the "**Board**") duly called and held on the 18th day of August, 2025, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following Voting Policy (the "**Policy**") was duly approved by a majority vote of the members of the Board:

RECITALS:

WHEREAS, membership voting is governed in whole or in part by Sections 209.0056, 209.0058, 209.0059, 209.00592, 209.00593 and 209.0054 of Texas Property Code.

WHEREAS, Section 209.00592(a-1) of the Texas Property Code was recently amended requiring an association to allow an owner to vote by one of the following methods: (1) absentee ballot; (2) proxy; or (3) electronic ballot, and Section 209.0056 of the Texas Property Code was amended to permit a meeting of the owners to be held by any method of communication, including electronic and telephonic means as provided by Section 6.002 of the Business Organizations Code.

WHEREAS, the Board has determined it would be in the best interest of the Association to adopt procedures for owner voting to provide for voting consistency within the Association and comply with the newly enacted state law.

NOW THEREFORE, the Board hereby adopts the following Voting Policy:

POLICY:

1. Owners may vote by any one, or more, of the following methods as may be determined by the Board: (1) in person, (2) by absentee ballot, (3) by proxy, (4) by any electronic means, or (5) any other process approved by the Board.
2. The Association is not required to provide an owner with more than one voting method for Association wide votes or elections. However, the Association must permit an owner to vote by one (1) of the following methods:

Voting Policy for Tanglewood Homes Association, Inc.

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- KP-2025-3309 / 1
- a. absentee ballot;
 - b. proxy; or
 - c. electronic ballot.
 3. The Board shall have the sole and absolute authority to promulgate all ballots, absentee ballots, proxy forms or other instruments ("Voting Instruments") for use in Association wide votes or elections and the Association may choose not to accept any other form of these instruments in connection with an Association vote or election.
 4. The Board may include copies of Voting Instruments for use in Association wide votes or elections in the notice of said meeting. Owners shall otherwise be entitled to obtain from the Association copies of unexecuted Voting Instruments.
 5. Voting Instruments will be completed and submitted to the Association in accordance with the instructions on the Voting Instruments, or as otherwise determined by the Board.
 6. The Board may require Voting Instruments to contain the owner's contact information, such as their property address, telephone number, and/or email address for verification purposes. All Voting Instruments must be signed and dated by the Owner executing said instrument. Unsigned or undated instruments may be deemed invalid and may not be counted toward quorum and/or totals in a vote or election if the identity of the owner cannot be confirmed.
 7. Meetings of the Association, including but not limited to meetings of the owners, elections, Board meetings, committee meetings and townhall meetings, may be held by the following means as determined by the Board:
 - a. in-person;
 - b. telephone conference;
 - c. electronic communications system (including videoconferencing technology or the Internet);
 - d. any similar communications equipment; or
 - e. any combination of the options above.

Capitalized terms used in this Policy have the same meaning ascribed to them in the in the Association's Bylaws unless otherwise provided herein.

I hereby certify that I am the duly elected, qualified and acting Secretary of the Association and that the foregoing Policy was approved by a majority vote of the Board of Directors 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 Real Property of Harris County, Texas.

Tanglewood Homes Association, Inc.

By: [Signature]

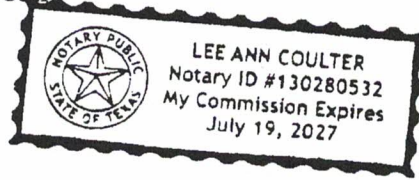
Printed: Richard G. Anderson

Its: Secretary

THE STATE OF TEXAS

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COUNTY OF HARRIS



BEFORE ME, the undersigned notary public, on this 20th day of August, 2025 personally appeared Richard G. Anderson, Secretary of Tanglewood Homes Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and in the capacity therein expressed.

[Signature: Lee Ann Coulter]

Notary Public in and for the State of Texas

Voting Policy for Tanglewood Homes Association, Inc.

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KP-ZUZD-330977

AMENDED & RESTATED 209 HEARING POLICY
for
TANGLEWOOD HOMES ASSOCIATION, INC.

THE STATE OF TEXAS

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COUNTY OF HARRIS

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I, Richard G. Anderson, Secretary of Tanglewood Homes Association, Inc. (the "Association"), certify that at a meeting of the Board of Directors of the Association (the "Board") duly noticed, and held on the 18th day of August, 2025, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following Amended & Restated 209 Hearing Policy (this "Policy") was approved by not less than a majority of the Board members in attendance.

RECITALS:

1. The property encumbered by this 209 Hearing Policy is that property restricted by the restrictive covenant documents referred to in the Association's current Management Certificate filed of record in the Official Public Records of Real Property of Harris County, Texas for each subdivision under the jurisdiction of the Association, as same has been or may be amended and/or supplemented 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. The section titled "Restrictions" of the Declaration grants to the Association the power and authority to enforce all covenants, conditions and restrictions set forth in the Dedicatory Instruments (as defined by the Texas Property Code).

3. Section 209.007 of the Texas Property Code ("Code") sets forth notice requirements to provide an Owner with an opportunity to cure a violation or delinquency, including providing the Owner with an opportunity to request a hearing with the Board.

4. The Association previously adopted and recorded its 209 Hearing Policy under Clerk's File No. RP-2021-521479, in the Official Public Records of Real Property Harris County, Texas.

5. The Board desires to amend and restate its 209 Hearing Policy that is consistent with Sections 209.006, 209.007 and 209.00506 of the Code and applicable provisions in the Dedicatory Instruments.

In the event that an Owner requests a Board Hearing pursuant to the Texas Property Code and/or Association's Governing Documents Enforcement and Fining Policy or Collections Policy, the following parameters will govern the Board Hearing:

I.
Definitions

A. "DRC" means the Association's Deed Restriction Committee and the architectural review authority, as defined by Section 209.00505 of the Code. Except during the development period, or any period in which the declarant appoints at least a majority of the DRC members or has the authority to veto or modify a decision of the DRC, or if the Association consists of 40 or less lots, a person may not be appointed or elected to serve on the DRC if the person is:

- a. A current board member;
- b. A current board member's spouse; or
- c. A person residing in a current board member's household.

However, if a vacancy remains on the DRC after each person eligible under §209.00506(c) who timely notifies the Association in accordance with §209.00507 is appointed or elected to the DRC, the Association may appoint any person to fill the vacancy, including a person not otherwise eligible under §209.00506(c).

- B. "DRC Notice" means the notice of DRC denial sent to the Owner by the Association pursuant to Section III(A) of this Policy.
- C. "Board Hearing" means any hearing before the Board pursuant to this Policy.
- D. "Code" means the Texas Property Code.
- E. "Dedictory Instrument" has the meaning as defined by Section 209.002(4) of the Code.
- F. "Hearing Notice" means the notice of hearing sent to the Owner by the Association pursuant to Section II(B) of this Policy.

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

BOARD HEARING

- G. "Hearing Packet" means the packet provided to the Owner by the Association pursuant to Section IV(B) of this Policy.

II.

Rules Applicable to All Hearings

- A. The Board Hearing shall be held no later than the thirtieth (30th) day after the date the Board receives the Owner's request for a Board Hearing. The Board or the Owner may request a postponement and, if requested, a postponement shall be granted for a period of not more than ten (10) days. Notwithstanding the foregoing, the Board Hearing may be scheduled outside of these parameters by agreement of the parties.
- B. The Board shall provide a Hearing Notice setting forth the date, time, and place of the Board Hearing, to the Owner not later than ten (10) days before the date of the Board Hearing. The Board Hearing may be held by virtual or telephonic means, in which case the access information for the virtual or telephonic Board Hearing shall be the "place" of the Board Hearing for purposes of the Notice.
- C. Owners are expected to provide copies of any documentary evidence the Owner intends to introduce at the Board Hearing to the Board no later than five (5) days before the Board Hearing.
- D. The Board is not required to deliberate or reach a determination during the Board Hearing. Rather, all information gleaned from the Board Hearing may be taken under advisement by the Board. The Association or its managing agent may inform the Owner of the Board's decision in writing within thirty (30) days of the date of the hearing. If there is no written communication from the Association or the managing agent within this timeframe, the violation will remain standing.
- E. The Board may set a time limit for the Board Hearing, to be determined at the Board's sole and absolute discretion, taking into account factors including but not limited to the complexity of the issues and the number of exhibits. The Board may communicate the time limitation in any manner to the Owner and will make every effort to communicate the time limitation to the Owner in advance of the date of the hearing. The time limitation will be strictly adhered to and is intended to strike a balance between: (i) allowing the Association ample time to present its case; (ii) allowing the Owner ample time to present the Owner's response; (iii) the Board's finite amount of time available to consider such issues.
- F. All parties participating in the Board Hearing are expected to treat each other professionally and respectfully. The Board reserves the right to terminate a Board Hearing if the Board, in its sole and absolute discretion, determines the Board Hearing has become unproductive and/or contentious. The Board, in its sole and

absolute discretion, reserves the right to reconvene any Board Hearing that is terminated pursuant to this Section II(F).

- G. Either party may make an audio recording of the Board Hearing.
- H. This Policy does not apply to instances where the Association files a suit seeking a temporary restraining order, or temporary injunctive relief, or files a suit that includes foreclosure as a cause of action. Further, this Policy does not apply to a temporary suspension of a person's right to use Common Areas that is the result of a violation that occurred in a Common Area and involved a significant and immediate risk of harm to others in the subdivision. The temporary suspension is effective until the Board makes a final determination on the suspension action after following the procedures prescribed by this Policy.
- I. Owners are entitled to one hearing, unless the Board in its sole and absolute discretion agrees to allow additional hearings.
- J. In accordance with Section 209.007(e) of the Code, an Owner or the Board may use alternative dispute resolution services.

III.

Additional Rules Applicable to Hearings in Connection with Denial of an DRC Application

- A. In accordance with Section 209.00505(d) of the Code, a decision by the DRC denying an application or request by an Owner for the construction of improvements in the subdivision may be appealed to the Board. An DRC Notice of the denial must be provided to the Owner by certified mail, hand delivery, or electronic delivery. The DRC Notice must:
 - a. describe the basis for the denial in reasonable detail and changes, if any, to the application or improvements required as a condition to approval; and
 - b. inform the Owner that the Owner may request a hearing on or before the thirtieth (30th) day after the date the notice was mailed to the Owner.
- B. During the Board Hearing, the Board (or a designated representative of the Association) and the Owner (or the Owner's designated representative) will each be provided the opportunity to verify facts and discuss the resolution of the denial of the Owner's application or request for the construction of improvements, and the changes, if any, requested by the DRC in the notice provided to the Owner under Section 209.004(d) of the Code.

- C. Following the Board Hearing, the Board may affirm, modify, or reverse, in whole or in part, any decision of the DRC as consistent with the Association's Dedicatory Instruments.

IV.

Additional Rules Applicable to Other Hearings

- A. Subject to the exceptions set forth in Section II(H) of this Policy, this Section IV shall apply to Board Hearings in connection with:
- a. the levying of fines for violations of the Dedicatory Instruments;
 - b. suspension of an Owner's right to use the Common Areas;
 - c. the filing of a lawsuit against an Owner other than a suit to collect regular or special assessments or foreclosure under the Association's lien;
 - d. charging an Owner for property damage; or
 - e. reporting of any delinquency of an Owner to a credit reporting service.
- B. The Board shall include with the Notice, a Hearing Packet containing all documents, photographs, and communications relating to the matter which the Board intends to introduce at the Board Hearing.
- C. If the Board fails to provide the Hearing Packet to the Owner at least ten (10) days before the Board Hearing, the Owner is entitled to an automatic fifteen (15) day postponement of the Board Hearing.
- D. During the Board Hearing, a member of the Board or the Association's designated representative shall first present the Association's case against the Owner. An Owner, or an Owner's designated representative is then entitled to present the Owner's information and issues relevant to the dispute. The Board may ask questions of the Owner or designated representative.

I hereby certify that I am the duly elected, qualified and acting Secretary of the Association and that the foregoing Amended & Restated 209 Hearing Policy was approved by a majority vote of the Board of Directors 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 Real Property of Harris County, Texas.

KP-2025-330977

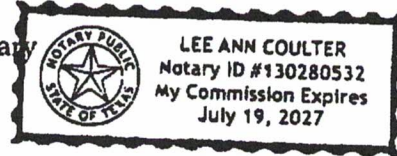
TO CERTIFY which witness my hand this the 18th day of August, 2025.

Tanglewood Homes Association, Inc.

By: [Signature]

Printed: Richard G. Anderson

Its: Secretary



THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary, public, on this 20th day of August, 2025, personally appeared Richard G. Anderson Secretary of Tanglewood Homes Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and in the capacity therein expressed.

[Signature]
Notary Public in and for the State of Texas

KP-2025-330911

DRC CANDIDATE SOLICITATION POLICY
for
TANGLEWOOD HOMES ASSOCIATION, INC.

THE STATE OF TEXAS

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COUNTY OF HARRIS

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I, Richard G. Anderson, Secretary of Tanglewood Homes Association, Inc. (the "**Association**"), certify that at a meeting of the Board of Directors of the Association (the "**Board**") duly noticed, and held on the 18th day of August, 2025, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following DRC Candidate Solicitation Policy (this "**Policy**") was approved by not less than a majority of the Board members in attendance.

RECITALS:

1. The property encumbered by this Policy is that property restricted by the restrictive covenant documents referred to in the Association's current Management Certificate filed of record in the Official Public Records of Real Property of Harris County, Texas for each subdivision under the jurisdiction of the Association, as same has been or may be amended and/or supplemented 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. The Declaration provides the Board is responsible for appointing the members of the Association's Architectural Control Committee (the "**DRC**").

3. Section 209.00506 of the Texas Property Code (the "**Code**") sets forth certain eligibility and candidate solicitation requirements relating to DRC membership.

4. The Board desires to adopt a policy that is consistent with Section 209.00506 of the Code.

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

ELIGIBILITY TO SERVE AND SOLICITATION OF CANDIDATES

1. Eligibility to Serve on the DRC.

- a. Except as provided by Section 3 of this Policy, a person may not be appointed to the DRC if the person is:
 - i. a current Board member;
 - ii. a current Board member's spouse; or
 - iii. a person residing in a current Board member's household.
- b. Except as provided by Section 3 of this Policy, a person who is otherwise eligible under Section 1(a) may not be appointed to the DRC unless the person timely notifies the Association of the person's interest in serving on the DRC in accordance with Section 2 of this Policy.

2. Solicitation of Candidates.

- a. **Solicitation Required.** Not later than the 10th day before the date the Board takes action to appoint a person to serve on the DRC, the Association must provide notice to the Members soliciting persons interested in serving on the DRC.
- b. **Notice of Solicitation.** The notice required under Section 2(a) of this Policy must contain instructions for a person to notify the Association of the person's interest in serving on the ACC, including the date by which the person's notification must be received by the Association. The deadline for a person to notify the Association of their interest in serving on the DRC must be at least 10 days after the date the Association provides the notice required under Section 2(a) of this Policy. The Association must provide the notice:
 - i. by mailing the notice to each Owner; or
 - ii. by:
 1. posting the notice in a conspicuous manner reasonably designed to provide notice to the Members:
 - a. in a place located on property owned by the Association or, with the property owner's consent, on other conspicuously located

privately owned property within the subdivision; or

b. on any Internet website maintained by the Association or other Internet media; and

2. sending the notice by email to each Owner who has registered an email address with the Association.

3. **Remaining Vacancies.** If a vacancy remains on the DRC after each person who timely submitted a notice to the Association in accordance with Section 2 of this Policy and is eligible under Section 1(a) of this Policy has been appointed to the DRC, the Board may appoint any person to fill the vacancy, including a person who would otherwise be ineligible under Section 1(a) or Section 1(b) of this Policy.

CERTIFICATION

I hereby certify that I am the duly elected, qualified and acting Secretary of the Association and that the foregoing DRC Candidate Solicitation Policy was approved by a majority vote of the Board of Directors 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 Real Property of Harris County, Texas.

TO CERTIFY which witness my hand this the 18th day of August, 2025.

Tanglewood Homes Association, Inc.

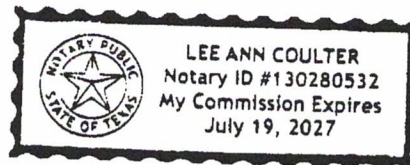
By: 

Printed: Richard G. Anderson

Its: Secretary

KP-2025-330911

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §



BEFORE ME, the undersigned notary public, on this 20th day of August, 2025, personally appeared Richard G. Anderson Secretary of Tanglewood Homes Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and in the capacity therein expressed.

Lee Ann Coulter
Notary Public in and for the State of Texas

KP-2025-330911

AMENDED & RESTATED SECURITY MEASURES POLICY
for
TANGLEWOOD HOMES ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, Richard G. Anderson, Secretary of Tanglewood Homes 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 18th day of August, 2025, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following Amended & Restated 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 restrictive covenant documents referred to in the Association's current Management Certificate filed of record in the Official Public Records of Real Property of Harris County, Texas for each subdivision under the jurisdiction of the Association, as same has been or may be amended and/or supplemented 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. 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."

3. The Association previously adopted and recorded its Security Measures Policy under Clerk's File No. RP-2021-521479, in the Official Public Records of Real Property Harris County, Texas.

4. The Association previously adopted and recorded its First Amendment to the Security Measures Policy under Clerk's File No. RP-2021-730480, in the Official Public Records of Real Property Harris County, Texas.

5. The Board desires to amend and restate its Security Measures Policy in order to provide guidance regarding security measures authorized by Texas Property Code Section 202.023.

Amended & Restated Security Measures Policy for Tanglewood Homes Association, Inc.

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6. 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.

5. Any reference made herein to approval by the Deed Restriction Committee (the "DRC"), means prior written approval by the DRC.

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

SECURITY MEASURES POLICY

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

- 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 following issues when seeking approval for and installing a security measure:

- 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.

The Association is not obligated to and will not review an Owner's DRC security measure submittal for the above-referenced issues. 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.

2. **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 cannot contain Decorative elements and embellishments (whether part of the fence construction or are add-on decorative elements/embellishments). This prohibition includes, but is not limited to, prohibiting finials (of any shape or design), fleur

de lis, points, spears (of any shape or design), and gate toppers of any type.

- (ii) Unless otherwise provided by the Association's dedicatory instruments, chain link, brick, concrete, barbed wire, electrified, vinyl, and stone security measure fencing is expressly prohibited and will not be approved by the DRC.
 - (iii) No vines or vegetation shall be allowed to grow on security measure fencing.
 - (iv) Security measure fencing shall not be permitted to be installed forward of the residential structure on a Lot as depicted on the applicable Lot survey unless: 1) the Owner's residential address is exempt from public disclosure under state or federal law, or 2) the Owner provides documentation to the Association from a law enforcement agency of the Owner's need for enhanced security measures.
- b. 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.
 - c. Placement of fencing and/or security measures of any type must comply with City, County, and/or State Regulations and Ordinances, if any.
 - d. The DRC shall have the discretion to determine any additional types of approvable or prohibited security measure fencing.
 - e. 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 DRC submittal evidencing their consent to the security measure fencing before the requesting Owner ("Requesting Owner") submits the DRC submittal to the DRC. In the event that the Affected Lot Owner(s) refuse to sign the DRC submittal 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.

3. **Burglar Bars, Security Screens, Front Door Entryway Enclosures.** All burglar bars, security screens, and front door entryway enclosure shall be black, or any color approved by the DRC. Notwithstanding the foregoing, the DRC shall have the discretion to approve another color for burglar bars, security screens and front door entry enclosure if, in the sole and absolute discretion of the DRC (subject to an appeal to the Board of Directors in the event of a DRC denial), the proposed color of the burglar bars, security screens, and front door entryway enclosures complements the

exterior color of the dwelling. All burglar bars and front door entry enclosures must be comprised of straight horizontal cross-rails and straight vertical pickets. Decorative elements and embellishments (whether part of the original construction of the burglar bar or security screen or are add-on decorative elements/embellishments) of any type are prohibited on burglar bars, security screens, and front door entryway enclosures.

4. **Location.** 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 such as a sidewalk. No fence or wall may be located nearer to the front property line than the front plane of the residential dwelling nearest to the fence or wall unless: 1) the Owner's residential address is exempt from public disclosure under state or federal law, or 2) the Owner provides documentation to the Association from a law enforcement agency of the Owner's need for enhanced security measures. No fence or wall may be installed that obstructs a sidewalk, drainage area or easement/license areas. A driveway gate must be set back at least ten (10) feet from a right-of-way if the driveway intersects with a laned roadway.

5. **Cameras, Lighting, etc.** 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.**

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

I hereby certify that I am the duly elected, qualified and acting Secretary of the Association and that the foregoing Amended & Restated 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 18th day of August, 2025.

Tanglewood Homes Association, Inc.

By:  _____

Printed: Richard G. Anderson

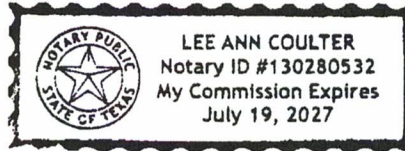
Its: Secretary

Amended & Restated Security Measures Policy for Tanglewood Homes Association, Inc.

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KP-2025-330911

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §



BEFORE ME, the undersigned notary public, on this 20th day of August, 2025, personally appeared Richard G. Anderson, Secretary of Tanglewood Homes Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and in the capacity therein expressed.



Notary Public in and for the State of Texas