

TERRACE BROOK HOMEOWNER ASSOCIATION, INC.  
GUIDELINES FOR SECURITY BAR DEVICES

STATE OF TEXAS

KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF HARRIS

WHEREAS, the TERRACE BROOK HOMEOWNER ASSOCIATION, INC. ("Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the various sections of the community (referred to collectively as "Declarations"); and

WHEREAS, chapter 204.010(6) of the Texas Property Code provides the Association with the power to "regulate the use, maintenance, repair, replacement, modification and appearance of the subdivision"; and

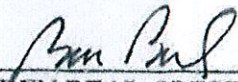
WHEREAS, the Board of Directors of the Association ("Board") has determined that in connection with maintaining the aesthetics and architectural harmony of the community, and to provide clear and definitive guidance regarding security bar devices therein, it is appropriate for the Association to adopt guidelines regarding security bar devices within the community.

NOW, THEREFORE, the Board has duly adopted the following *Guidelines for Security Bar Devices* within the community.

1. These guidelines apply to security bar devices ("Devices") as defined in Chapter 756, Subchapter F, of the Texas Health and Safety Code. A security bar device means burglar bars or other bars located on the inside or outside of a door or window of a residential dwelling.
2. Such Devices may only be installed with advance written approval of the Architectural Review Committee subject to these guidelines.
3. Any such Device must be installed on structures owned by the property owner. No portion of the Devices may encroach on adjacent properties or common areas.
4. Such Devices may only be installed inside the windows of the main residential dwelling. Iron gates at the front door are not allowed.
5. Such Devices must be painted a harmonious color to match the aesthetics of the property.

RP 094-34-1958

Approved and adopted by the Board on this 21 day of January, 2015.

  
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BEN BEAL, PRESIDENT  
TERRACE BROOK HOMEOWNER  
ASSOCIATION, INC.

RP 094-34-1959