SECURITY MEASURES POLICY
for
STEINER RANCH MASTER ASSOCIATION, INC.

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

I, _____, Steiner Ranch Master 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 _____ day of _____, 2021, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following 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 "Steiner Ranch Amended and Restated Master Declaration of Covenants, Conditions and Restrictions" recorded in the Official Public Records of Real Property of Travis County, Texas, under Clerk's File No. 2017097349, 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. Article III, Section 3.04(a) and Article VI, Section 6.02(c), of the Declaration grants the Board and Master Architectural Committee the power to adopt rules, regulations and/or guidelines regarding the installation of improvements on a Lot.

3. The Board has determined that, in order to provide guidance regarding security measures authorized by Texas Property Code Section 202.023, it is appropriate for the Association to adopt a Security Measures Policy for the properties under the jurisdiction of the Association.

4. 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 Master Architectural Committee (the "**MAC**"), means prior written approval by the MAC.

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

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SECURITY MEASURES POLICY

1. **MAC Application 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 MAC application must be submitted to the Association and approved in writing in accordance with the Declaration. The following information must be included with the application:

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 MAC security measure application 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, barbed wire, electrified, and vinyl security measure fencing is expressly prohibited and will not be approved by the MAC.

(iii) No vines or vegetation shall be allowed to grow on security measure fencing.

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b. Security measure fencing forward of the residential structure on a Lot as depicted on the applicable Lot survey:

(i) Must be metal fencing (either steel, wrought iron, or aluminum) measuring no more than six feet (6′) in height. The MAC shall have the discretion to approve any other type of metal security measure fencing, however, the follow types of metal fencing are prohibited and will not be approved: (1) stamped metal fencing (including gates); (2) metal panel fencing; and (3) solid metal fencing. It is the intent of this Policy that all security measure fencing forward of the front building line on a Lot have the appearance of what is commonly called "wrought iron fencing";

(ii) Must consist of straight horizontal rails and straight vertical pickets and/or posts;

(iii) The color must be black;

(iv) Security measure fencing pickets shall be 4" on center with 1-1/4" top and bottom rails. All framing must be on the inside (i.e., the residence side) of the security measure fencing;

(v) Any driveway or pedestrian gates on security measure fencing must be of the same material as the fencing and be a slide gate. The related fence motors/equipment must be kept screened from view with evergreen shrubs;

(vi) 2′x2′ stone or brick column/pillar with cap which generally matches the front elevation of the home must be located:

a. At each corner of the Lot;

b. Both sides of any driveway or pedestrian gates; and

c. At least every 48′;

(vii) When security measure fencing meets a wood fence, the security measure fencing may not be attached to the wood fence. The security measure fencing shall be terminated with a 2′x2′ stone or brick column/pillar with cap adjacent to the wood post/wood fencing which generally matches the front elevation of the home; and

(viii) Chain link, barbed wire, electrified, vinyl, and wood security measure fencing is expressly prohibited and will not be approved by the MAC.

(ix) On any corner lot on which a front yard is required by the zoning ordinance of the City of Austin, no structure, including signs shall be

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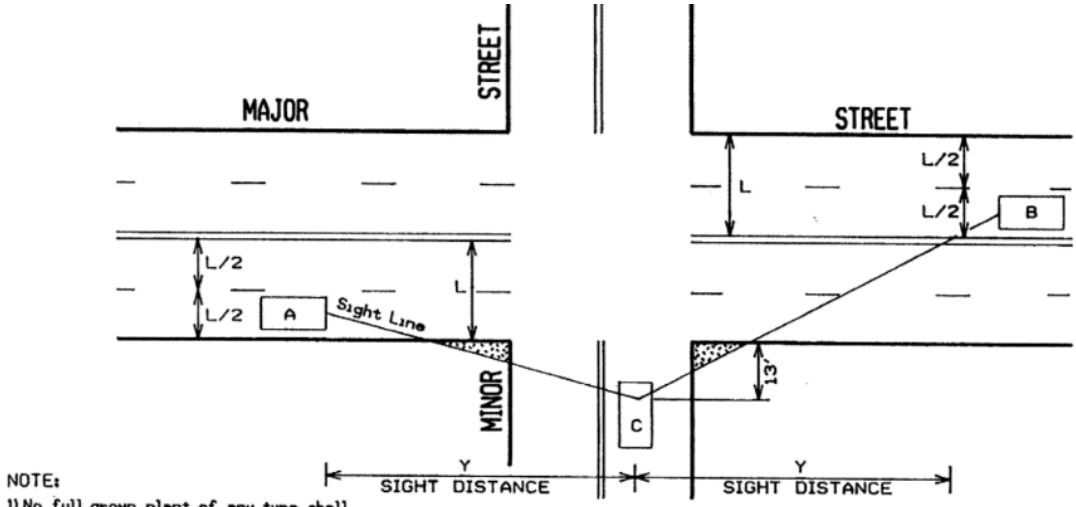
maintained within the triangular area formed by the intersecting street lines and a straight line connecting such street lines, at points thirteen (13) feet from the point of intersection measured along such street lines. (See illustration below).



c. 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.

d. Placement of fencing and/or security measures of any type must comply with Texas, City of Austin and/or Travis County Regulations and Ordinances, if any.

e. The MAC shall have the discretion to determine any additional types of approvable or prohibited security measure fencing.

f. 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 MAC application evidencing their consent to the security measure fencing before the requesting Owner ("Requesting Owner") submits the MAC application to the MAC. In the event that the Affected Lot Owner(s) refuse to sign the MAC application as required by this section, the Affected Lot Owner(s) and Requesting Owner hereby acknowledge and agree that the

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Association shall have no obligation to participate in the resolution of any resulting dispute in accordance with this Policy.

3. **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.

4. **Disputes; Disclaimer; Indemnity**. 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.

EACH OWNER AND OCCUPANT OF A LOT WITHIN THE PROPERTY ACKNOWLEDGES AND UNDERSTANDS THAT THE ASSOCIATION, INCLUDING ITS DIRECTORS, OFFICERS, MANAGERS, AGENTS, EMPLOYEES AND THE MAC, ARE NOT INSURERS AND THAT EACH OWNER AND OCCUPANT OF ANY DWELLING AND/OR LOT THAT HAS A SECURITY MEASURE THAT HAS BEEN OR WILL BE INSTALLED PURSUANT TO THIS POLICY ASSUMES ALL RISKS FOR LOSS OR DAMAGE TO PERSONS, TO DWELLINGS AND IMPROVEMENTS AND TO THE CONTENTS OF DWELLINGS AND IMPROVEMENTS, AND FURTHER ACKNOWLEDGES THAT THE ASSOCIATION, INCLUDING ITS DIRECTORS, OFFICERS, MANAGERS, AGENTS, EMPLOYEES AND THE MAC, HAVE MADE NO REPRESENTATIONS OR WARRANTIES NOR HAS ANY OWNER OR OCCUPANT RELIED UPON ANY REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE, RELATIVE TO ANY SECURITY MEASURE THAT MAY BE APPROVED BY THE MAC PURSUANT TO THIS POLICY.

OWNERS OF LOTS WITHIN THE PROPERTY HEREBY AGREE TO INDEMNIFY, PROTECT, HOLD HARMLESS, AND DEFEND (ON DEMAND) THE ASSOCIATION, INCLUDING ITS DIRECTORS, OFFICERS, MANAGERS, AGENTS, EMPLOYEES AND COMMITTEE MEMBERS COMPRISING THE MAC (COLLECTIVELY REFERRED TO AS THE "INDEMNIFIED PARTIES") FROM AND AGAINST ALL CLAIMS (INCLUDING WITHOUT LIMITATION CLAIMS BROUGHT BY AN OWNER OR OCCUPANT) IF SUCH CLAIMS ARISE OUT OF OR RELATE TO A SECURITY MEASURE GOVERNED BY THIS POLICY. THIS COVENANT TO INDEMNIFY, HOLD HARMLESS, AND DEFEND INCLUDES (WITHOUT LIMITATION) CLAIMS CAUSED, OR ALLEGED TO BE CAUSED, IN WHOLE OR IN PART BY THE INDEMNIFIED PARTIES' OWN NEGLIGENCE, REGARDLESS OF WHETHER SUCH NEGLIGENCE IS THE SOLE, JOINT, COMPARATIVE OR CONTRIBUTORY CAUSE OF ANY CLAIM.

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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 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 Travis County, Texas.

TO CERTIFY which witness my hand this the _____ day of _____, 2021.

STEINER RANCH MASTER ASSOCIATION, INC.

By:_____

Printed:_____

Its: Secretary

THE STATE OF TEXAS §
§
COUNTY OF _____ §

BEFORE ME, the undersigned notary public, on this ___ day of _____, 2021, personally appeared _____, Secretary of Steiner Ranch Master Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.

_____
Notary Public in and for the State of Texas

APPROVED BY THE MAC:

_____

Name Printed: _____

Committee Chair

Master Architectural Committee

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