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RP-2023-155727  
05/01/2023 RP1 \$26.00

**BINGLEWOOD CIVIC CLUB, INC.**

**OFFICER'S CERTIFICATE**

Regarding Ratification of Supplemental Deed Policy  
for the Purpose of Filing in the County Real Property Records

April 25, 2023

STATE OF TEXAS           §  
  §:ss  
COUNTY OF HARRIS       §

I, ANN M. COWPER, the President of BINGLEWOOD CIVIC CLUB, INC. (the "Association"), do hereby certify that at a regular meeting of the Board of Directors of the Association held on March 8, 2022, with a quorum present and remaining throughout, and being duly authorized to transact business, the following resolutions for the ratification of the Supplemental Deed Policy for the purposes of filing in the Real Property Records of Harris County, Texas were duly made and approved.

"WHEREAS, the Association is a Texas non-profit corporation governed by the Texas Property Code;

WHEREAS, the Supplemental Deed Policy attached hereto as Exhibit "A", is hereby ratified by the Association for the purpose of filing in the Real Property Records of Harris County, Texas;

NOW, THEREFORE, IT IS HEREBY RESOLVED that BINGLEWOOD CIVIC CLUB, INC. adopts this formal resolution for the purpose of filing the aforementioned document in this County's Real Property Records."

BINGLEWOOD CIVIC CLUB, INC.

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By: Ann M. Cowper  
Ann M. Cowper  
President

STATE OF TEXAS           §  
  §:ss     ACKNOWLEDGMENT  
COUNTY OF HARRIS       §

This Officer's Certificate was acknowledged before me on the 24<sup>TH</sup> day of April 2023, by ANN M. COWPER, President of BINGLEWOOD CIVIC CLUB, INC., a Texas non-profit corporation, on behalf of said corporation.

Nina Ruth Tillett  
Notary Public in and for the State of Texas

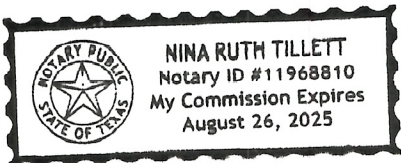


EXHIBIT "A"

**POLICY REGARDING SECURITY MEASURES**

I. Definitions.

- A. "Association" shall mean and refer to the Binglewood Civic Club, Inc., a Texas nonprofit corporation, its successors and assigns.
- B. "Binglewood Subdivision" refers to the real property described in the plats recorded in the Real Property Records of Harris County, Texas.
- C. An "Owner" is the record owner, whether one or more persons or entities, of the fee simple title to any lot in the Binglewood Subdivision.
- D. 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.

II. Restrictions.

- A. Owner may install certain security measures on their property subject to the following restrictions:
  - 1. All security measures must conform to applicable state or local safety requirements;
  - 2. No security measures may:
    - (a) Threaten the public health or safety in any manner whatsoever;
    - (b) Violate any Federal, state or local law; or
    - (c) Be installed by an Owner on property they do not own, including property:
      - i. owned or maintained by the Association;
      - ii. owned in common by Members of the Association; or
      - iii. which violates any applicable building line, right-of-way, setback, or easement.
- B. Owner must submit an Architectural Approval Application ("Application") to the Association along with all applicable fee(s), if any, 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 Deed Restrictions for Sections One through Five and Declaration of Covenants, Conditions and Restrictions for Section Six of the Binglewood Subdivision, and the Binglewood Civic Club, Inc.'s Policies and Guidelines, all as recorded in the Real Property Records of Harris County, Texas, and subject to the Texas Property Code Sections §§ 202 and 204, *et seq.*
- C. Prior to any such installation, an Owner must submit an Application with a detailed plan for the installation of the security measure. Such plan must contain: location of the security measure, including a graphic depiction (i.e. scale drawings) showing color, materials, size, and manufacturer of any such security measure.
- D. Any security measure owned, operated, installed or maintained within the Binglewood Subdivision must comply with all manufacturer's specifications, and all applicable governmental health, safety, and building codes.

- E. No security camera may be placed in any location which will violate any other Owner's reasonable expectation of privacy.
- F. No fence may be installed which does not otherwise conform with all applicable governing documents of the Association with regard to size, placement, appearance and materials.
- G. 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:
  - 1. Front yard fencing may not be installed in violation of any applicable building line, 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;
  - 2. Front yard fencing must be constructed of wrought iron, ornamental iron, steel or aluminum, in black only;
  - 3. No front yard fence shall be erected to a height less than five feet (5') above the finished lot grade, including any slope of the property;
  - 4. Front yard fencing may not include or incorporate plastic, vinyl, wood, chain link, barbed wire, welded wire, woven wire, electric wire, chicken wire, wire mesh and/or any other type of wire fencing;
  - 5. The solid (i.e. opaque) surface area of front yard fencing 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.
  - 6. No front yard fencing shall be constructed on a corner lot that does not afford proper visual clearance 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.
  - 7. Gates integral to front yard fencing must be built from the same material as the fence to which it is attached.
  - 8. Gates which are installed or intended to limit pedestrian or vehicular access to driveways must conform with all of the above provisions and must be automatic. Manual gates are not permitted.
  - 9. All fence posts must be encased in concrete with a gravel base that promotes proper drainage and may have decorative post caps or finials that cause the fence to be slightly higher than five feet (5') based on the height of such post cap or finial.

AFTER RECORDING,  
PLEASE RETURN TO:

Binglewood Civic Club, Inc.  
P.O. Box 430943  
Houston, Texas 77243-0943

FILED FOR RECORD

8:00:00 AM

Monday, May 1, 2023



COUNTY CLERK, HARRIS COUNTY, TEXAS

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED; in the Official Public Records of Real Property of Harris County Texas

Monday, May 1, 2023



COUNTY CLERK  
HARRIS COUNTY, TEXAS

