

- 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.

2. Installation, Placement and Maintenance of Exterior Cameras:

- a. Cameras must be placed only on an owner's private property, and not on any right-of-way, public sidewalk or street, common area or property which is owned and/or maintained by the Association.
- b. Cameras may be installed on the exterior of private homes only. Such devices shall be compact in size and as obscured from view as possible so as not to detract from the appearance of the home.
- c. Installation of such devices in/on trees, poles, tripods, free-standing poles and/or similar items is not allowed.
- d. Cameras must be angled such that the camera does not observe or record the private property of others.
- e. Cameras must be maintained in like new condition and all camera wires must be installed out of public view.
- f. The Association is in no way responsible for any use of recorded materials, improper camera placement, nor the invasion of privacy.

3. Construction/Installation of Perimeter Fences:

- a. Any security perimeter fence to be installed at or behind the front building line (and as to corner lots, the front and side street building lines) must meet all Association requirements in its dedicatory instruments relative to materials, height, location and appearance for privacy fencing, such fencing shall be constructed of cedar measuring at least six feet (6') in height but not exceeding seven feet (7') in height;
- b. Any security perimeter fences to be installed forward of the front (or side street) building line shall be:
 - i. Constructed only of wrought iron measuring at least six feet (6') in height but not exceeding seven feet (7') in height;
 - ii. Painted or otherwise coated black with a matte finish;
 - iii. Iron rods shall be spaced 4" apart and be of the same width as the iron fencing approved to enclose the back yards of lots adjacent to the lake;
 - iv. The wrought iron fencing for lots adjacent to the lake must be the same height as the existing iron fence enclosing the back yard of such lot;

- v. Decorative elements and embellishments of any type are prohibited on security measure fencing;
- vi. Chain link, brick, concrete, barbed wire, razor wire, vinyl, electrified fencing of any type and metal panel fencing is expressly prohibited;
- vii. No landscaping, hedge, bush, vines, greenery or other vegetation shall be planted adjacent to or allowed to grow on security measure fencing;
- viii. Fencing cannot be installed across sidewalks; and/or to enclose sidewalks. If a sidewalk is located within the perimeter of a lot, the fencing must be located on the residence side of the sidewalk. No fencing shall be installed in any manner that would prevent someone from accessing property that they have a right to use/access;
- ix. Fencing shall be kept in good condition and repair at all times, so as not to detract from the overall appearance of the property.

CERTIFICATION

“I, the undersigned, being a Director of the Lakemont Community Association, Inc., hereby certify that the foregoing was adopted by at least a majority of the Lakemont Community Association, Inc.’s board of directors, at an open and properly noticed meeting of the board, at which a quorum of the board was present.”

By: 

Print name: Tracy Greenham

Title: Property Manager

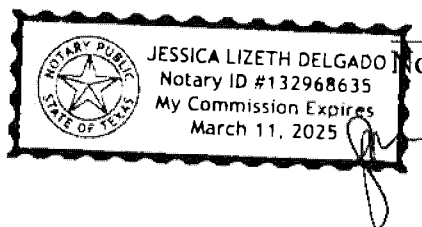
ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
 COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that he is the person who signed the foregoing document in his representative capacity and that the statements contained therein are true and correct.

Given under my hand and seal of office this the 27 day of June, 2022.

E-RECORDED BY:
 HOLT TOLLETT, PC
 9821 Katy Freeway, Ste. 350
 Houston, Texas 77024



 Notary Public, State of Texas

EXHIBIT "A"

Lakemont, Section 1, under Slide No. 2561/B;
Lakemont, Section 2, under Slide No. 2387/A-B;
Lakemont, Section 3, under Slide No. 2374/A-B;
Lakemont, Section 4, under Slide No. 2375/A-B
Lakemont, Section 5, under Slide No. 2467B;
Lakemont, Section 6, under Slide No. 2468B;
Lakemont, Section 7, under Slide No. 2554/A;
Lakemont, Section 8, under Slide No. 2565/B;
Lakemont, Section 9, under Slide No. 2566/A;
Lakemont, Section 10, under Instrument No. 20040043;
Lakemont, Section 11, under Instrument No. 20040135;
Lakemont, Section 12, under Instrument No. 20040032;
Lakemont, Section 13, under Instrument No. 20040031;
Lakemont, Section 14, under Instrument No. 20040086;
Lakemont Ridge, Section 1, under Instrument No. 20060207;
Lakemont Ridge, Section 2, under Instrument No. 20070045;
Lakemont Meadows, Section 1, under Instrument No. 20040228;
Lakemont Meadows, Section 2, under Instrument No. 20050022;
Lakemont Meadows, Section 3, under Instrument No. 20050237;
Lakemont Terrace, Section 1, under Instrument No. 20050025;
Lakemont Terrace, Section 2, under Instrument No. 20050029;
Lakemont Terrace, Section 3, under Instrument No. 20050229;

Lakemont Manor, Section 1, under Instrument No. 20060173;
Lakemont Manor, Section 2, under Instrument No. 20070019;
Lakemont Manor, Section 3, under Instrument No. 20070020;
Lakemont Trace, Section 1, under Instrument No. 20050024;
Lakemont Shores, Section 1, under Instrument No. 20070091;
Lakemont Shores, Section 2, under Instrument No. 20090103 and 20100033;
Lakemont Shores, Section 3, under Instrument No. 20110018;
Lakemont Court, Section 1, under Instrument No. 20050186;
Lakemont Cove, Section 1, under Instrument No. 20050023 and 20090113;
Lakemont Cove, Section 2, under Instrument No. 20050228;
Lakemont Cove, Section 3, under Instrument No. 20060169;
Lakemont Grove, Section 1, under Instrument No. 20050119;
Lakemont West Ridge, Section 1, under Instrument No. 20100147;
Lakemont West Ridge, Section 2, under Instrument No. 20120101;
Lakemont Lake Bend, Section 1, under Instrument No. 20120027
Lakemont Lake Bend, Section 2, under Instrument No. 20120183
Lakemont Commercial Reserve, Section 1 replat, under Instrument No. 20100171;

All recorded in the Real Property Records of Fort Bend County, Texas, along with any amendments, supplements and replats thereto and any other property annexed into the jurisdiction of the Lakemont Community Association, Inc.