

**AFFIDAVIT FOR FILING DEDICATORY INSTRUMENTS**

STATE OF TEXAS           §  
                                      §  
 COUNTY OF COLLIN       §

**KNOW ALL BY THESE PRESENT:**

WHEREAS section 202.006 of the Texas Property Code requires that a property owners' association file its dedicatory instruments in the real property records of the county in which the property is located, and

WHEREAS the Wellington at Preston Meadows Homeowners Association, Phase A, Inc. is a property owners' association as the term is defined in the Texas Property Code and has property located in Collin County, Texas,

NOW THEREFORE, true copies of the following dedicatory instruments of the Wellington at Preston Meadows Homeowners Association, Phase A, Inc. which have not been previously filed in the public records of Collin County are attached hereto, including:

- ***Guidelines For Security Measures***

FURTHER, other dedicatory instruments of the Wellington at Preston Meadows Homeowners Association, Phase A, Inc. have already been filed in the public records of Collin County as these documents supplement the previously filed documents.

SIGNED on this the 2<sup>nd</sup> day of December, 2021.

Wellington at Preston Meadows Homeowners Association, Phase A, Inc.

By: Spectrum Association Management, L.P.

By: *Shelby Welch*  
 Shelby Welch  
 Spectrum Association Management, L.P.  
 Managing Agent

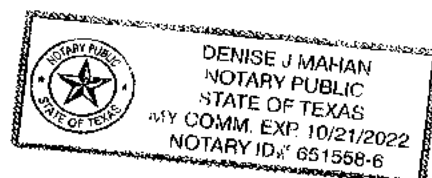
State of Texas           §

County of Bexar       §

This Instrument was acknowledged and signed before me on 2<sup>nd</sup>, December, 2021 by Shelby Welch, representative of Spectrum Association Management, the Managing Agent for Wellington at Preston Meadows Homeowners Association, Phase A, Inc., on behalf of said association.

*Denise J Mahan*  
 Notary Public, State of Texas

After Recording Return To:  
 Spectrum Association Management  
 Attn: Transitions  
 17319 San Pedro, #318  
 San Antonio, TX 78232



STATE OF TEXAS

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COUNTY OF COLLIN

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**WELLINGTON AT PRESTON MEADOWS  
HOMEOWNERS ASSOCIATION, INC.**

**GUIDELINES FOR SECURITY MEASURES**


- (1) These Guidelines are promulgated pursuant to Section 202.023 of the Texas Property Code and outline the restrictions applicable to the construction or installation of security measures, including but not limited to a security camera, motion detector, or perimeter fence, by owners.
- (2) Owners may install or build security measures on their lot for the purpose of deterring criminal acts or to increase personal security while adhering to and promoting the design, harmony, and aesthetics of the subdivision. The Board of Directors of Wellington at Preston Meadows Homeowners Association, Inc. ("*Association*") shall have the sole and absolute discretion in determining whether an item or improvement is a reasonable security measure subject to the allowances provided by these Guidelines.
- (3) Cameras/Motion Detectors. Owners may place cameras and motion detectors only on their lot for security measures, not on the lot of any other owner, and not on any Association property. Cameras shall be used for the primary purpose of capturing images of the lot on which the camera is installed and shall not unreasonably interfere with the use and enjoyment of any neighbor's lot or Association property. Camera use will be limited to situations that do not violate the reasonable expectation of privacy as defined by law.
- (4) Perimeter Fencing. Plans and specifications, including an application for the installation of a perimeter fence, will not be reviewed or approved by the Association's architectural review body *unless* accompanied by: (i) the drawing showing materials, dimensions and location submitted in order to obtain a permit and (ii) a permit issued by the City or other applicable municipal authority allowing the installation. Perimeter fencing is permitted by the Association as a security measure and must be ground-mounted on the boundary line of the owner's lot and installed in a contiguous manner around the entirety of the lot boundaries. No gaps in perimeter fencing are permitted, *i.e.*, the perimeter fencing must fully enclose the lot. Perimeter fencing shall not exceed four feet (4') in height for the section installed along any street abutting the front Lot line. A gate in a perimeter fence is for all purposes considered part of the fence. Any gate shall open towards the interior of the lot. The Association may prohibit fencing other than perimeter fencing. All fencing including perimeter fencing must receive prior written approval from the architectural review body. Perimeter fencing shall not consist of any barbed wire, razor wire, wire mesh, chain link, vinyl, or privacy fencing, including board-on-board or solid fencing. Electrically charged fencing is prohibited. The construction requirements for the original or existing fencing (located in or enclosing the backyard areas) are not replaced or superseded by these Guidelines.

- (5) Plans and Specifications. Prior to installation of any security measure, the owner must submit plans and specifications including dimensions, colors, materials, and proposed location on the owner's lot, scaled in relation to all boundary lines and other improvements on the lot. Plans must be submitted to the architectural review body, and the owner must receive prior written approval prior to installation of any security measures. All proposed installations must be of a type, including materials, color, design, and location, approved by the architectural review body. The architectural review body may require the use of, or prohibit, specific materials, colors, and designs and may require a specific location(s) for the security measure. An owner who builds or installs a security measure must ensure that compliance with all laws, ordinances and codes. An approval of an application for a security measure by the Association's architectural review body is not a guaranty or representation of compliance with any laws, ordinances, codes or drainage requirements, and the owner assumes all risks, expenses and liabilities associated with safety measures built or installed, including, but not limited to, the city or county requiring the removal of perimeter fencing for any reason.
- (6) AN APPROVAL OF AN APPLICATION FOR A SECURITY MEASURE BY THE ARCHITECTURAL REVIEW BODY SHALL IN NO WAY BE CONSIDERED OR CONSTRUED THAT THE ASSOCIATION OR ITS ARCHITECTURAL REVIEW BODY ARE INSURERS OR GUARANTORS OF SECURITY OR SAFETY OF PERSONS, PROPERTY OR POTENTIAL CRIMINAL ACTIVITY. FURTHER, NEITHER THE ASSOCIATION NOR ITS ARCHITECTURAL REVIEW BODY SHALL BE HELD LIABLE FOR ANY LOSS OR DAMAGE BY REASON OF FAILURE OR INEFFECTIVENESS OF THE OWNER'S SECURITY MEASURE(S).
- (7) Any security measure built or installed must be properly maintained, kept in good repair, and not permitted to go into a state of disrepair or become an eyesore, as determined in the sole and absolute discretion of the Board of Directors.

**IT IS RESOLVED** these Guidelines were duly introduced, seconded, and were thereafter adopted at a regular scheduled meeting of the Board of Directors, at which a quorum was present, by a majority vote of the members of the Board of Directors present and eligible to vote on this matter, and shall remain in force and effect until revoked, modified or amended by the Board of Directors. These Guidelines shall be filed of record in the Official Public Records of Collin County, Texas.

Date: 11/29, 2021.

**WELLINGTON AT  
PRESTON MEADOWS  
HOMEOWNERS ASSOCIATION, INC.,  
a Texas non-profit corporation**

  
By: Kristina Davies  
Its: President



Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
12/02/2021 02:41:15 PM  
\$34.00 MMCQUEEN  
20211202002451270

