

**EXTERIOR HOME VIDEO SURVEILLANCE CAMERA POLICY**  
**for**  
**DAVIS SPRING RESIDENTIAL PROPERTY OWNERS' ASSOCIATION, INC.**

THE STATE OF TEXAS           §  
   §  
 COUNTY OF WILLIAMSON       §

I, DAN HARRISON, Secretary of Davis Spring Residential Property Owners' Association, Inc. (the "**Association**"), do hereby certify that at a meeting of the Board of Directors of the Association (the "**Board**") duly called and held on the 17 day of JANUARY, 2017, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following Exterior Home Video Surveillance Camera Policy (the "**Policy**") was duly approved by a majority vote of the members of the Board:

**RECITALS:**

1. This Policy is adopted by the Board of the Association, pursuant to the authority contained in the Master Declaration of Covenants, Conditions and Restrictions (the "**Declaration**") and Bylaws of the Association (the "**Bylaws**"), as same may have been, or may be amended from time to time, which shall run with the land and be binding on all owners and lots within the subdivision.

2. This Policy replaces any previously recorded or implemented policy that addresses the subjects contained herein.

3. Any reference made herein to approval by the Architectural Review Committee (the "**ARC**"), means prior written approval by the ARC.

4. Capitalized terms used in this Policy, but not defined herein, have the same meanings as that ascribed to them in the Declaration.

**POLICY:**

An application must be submitted for review by the ARC, and formal written approval from the ARC shall be required before installation may begin in accordance with the Declaration and Development Design Guidelines.

1. In each instance where an Owner desires to install exterior home video surveillance cameras or closed circuit television cameras (CCTV), the Owner must first submit a request for approval to the ARC. This request must be accompanied by:
  - a. A plot plan of the property marked to show the proposed horizontal location of each camera;
  - b. Photos and/or builder drawings of the elevation(s) of the home which are

- marked to show the desired vertical placement of each camera; and
- c. Specifications on the make and model of the equipment proposed.
2. Camera number and placement is limited to only those areas and number of cameras necessary to cover each entrance into the home and the driveway. In most cases this will require up to three (3) cameras. An ARC request for a number of cameras in excess of three (3) must be accompanied by a plan and recommendation prepared by a home surveillance professional, with an explanation supporting the plan.
  3. Approvable cameras must be direct soffit mounted mini-dome style, compact in size and made to be as obscure from public view as possible so as not to distract from the appearance of the home.
  4. The placement of each camera shall be in a manner that such camera does not observe the properties of others beyond the perimeter of the property
  5. Approval of the placement of exterior home video surveillance cameras by the ARC does not constitute a license to the Owner to intrude on the privacy of neighboring properties. The Owner is advised to seek the advice of a home surveillance professional prior to installing exterior video cameras and to become familiar with any statutes that may exist that would govern video surveillance.
  6. Approval of the placement of exterior home video surveillance cameras by the ARC in no way constitutes a warranty or representation that such cameras will in all cases provide the detection or protection for which the system is designed or intended, or that a loss will be prevented by same. Neither the ARC, Association, its directors, officers, managers, agents, or employees shall in any way be considered an insurer or guarantor of security within any of the property located within the subdivision. The ARC, Association, its directors, officers, managers, agents, or employees shall not be held liable for any loss or damage by reason of failure to provide adequate security or ineffectiveness of security measures undertaken. Each Owner, Person and occupant of any lot and each tenant, guest and invitee of an Owner or Person, as applicable, acknowledges and understands that the Association, its directors, officers, managers, agents, or employees are not insurers and that each Owner, Person and occupant of any dwelling, or Owner, Person or user of an improvement, and each tenant, guest and invitee of any Owner or Person 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, its directors, officers, managers, agents, or employees have made no representations or warranties nor has any Owner, Person, occupant, tenant, guest or invitee relied upon any representations or warranties, expressed or implied, including any warranty of merchantability or fitness for any particular purpose, relative to any surveillance camera system approved by the ARC.
  7. Any claims or allegations made by an Owner or Person against another Owner or Person regarding privacy disputes in connection with the use or installation of cameras under this Policy are and shall be dealt with and resolved between and amongst the Owners in question. Neither the ARC, Association, its directors, officers, managers,

agents, or employees shall in any way be liable, responsible or involved in such disputes.

Any installation of surveillance cameras not in compliance with this Policy, the Declaration, Development Design Guidelines or other governing documents of the Association will be considered a violation of this Policy. This Policy does not apply to property that is owned or maintained by the Association.

I hereby certify that I am the duly elected, qualified and acting Secretary of the Association and that the foregoing Exterior Home Video Surveillance Camera Policy was approved by a majority vote of the Board of Directors 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 Real Property of Williamson County, Texas.

TO CERTIFY which witness my hand this the 17 day of January, 2017.

DAVIS SPRING RESIDENTIAL PROPERTY OWNERS' ASSOCIATION, INC.

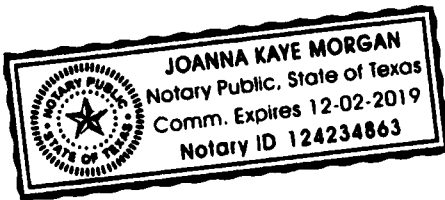
By: [Signature]

Printed: DAN HARRISON

Its: Secretary

THE STATE OF TEXAS §  
§  
COUNTY OF Texas §

BEFORE ME, the undersigned notary public, on this 17 day of January, 2017 personally appeared Dan Harris Secretary of Davis Spring Residential Property Owners' Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



[Signature]  
Notary Public In and for the State of Texas