

- Texas Property Code Chapter 209 Hearing Policy for Wimbledon Estates of Spring Homeowners Association, Inc. dba Wimbledon Estates Homeowners Association adopting a Fining Policy.
- Architectural Control Committee Candidate Solicitation Policy for Wimbledon Estates of Spring Homeowners Association, Inc. dba Wimbledon Estates Homeowners Association adopting a Fining Policy.
- Security Measures Policy for Wimbledon Estates of Spring Homeowners Association, Inc. dba Wimbledon Estates Homeowners Association adopting a Fining Policy.

True and correct copies of such Dedicatory Instruments are attached to this Supplemental Notice.

This Supplemental Notice is being recorded in the Official Public Records of Real Property of Harris County, Texas for the purpose of complying with Section 202.006 of the Texas Property Code.

Executed on this 19th day of January, 2026.

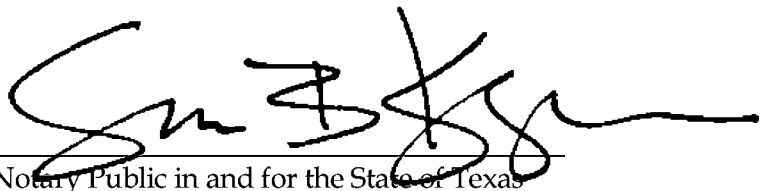
WIMBLEDON ESTATES HOMEOWNERS
ASSOCIATION



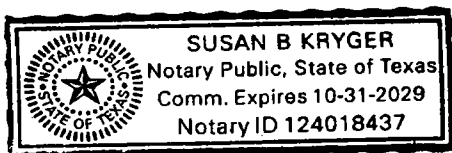
By: _____
Cliff Davis, authorized representative

THE STATE OF TEXAS §
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COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 19th day of January, 2026 personally appeared Cliff Davis, authorized representative of Wimbledon Estates Homeowners Association, 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



RP-2026-19418

TEXAS PROPERTY CODE CHAPTER 209 HEARING POLICY
for
WIMBLEDON ESTATES OF SPRING HOMEOWNERS ASSOCIATION, INC. DBA
WIMBLEDON ESTATES HOMEOWNERS ASSOCIATION

THE STATE OF TEXAS

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COUNTY OF HARRIS

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I, Alicia Abell, Secretary of Wimbledon Estates of Spring Homeowners Association, Inc. dba Wimbledon Estates Homeowners Association (the "Association"), certify that at a meeting of the Board of Directors of the Association (the "Board") duly noticed, and held on the 8 day of January, 2020, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following Texas Property Code Chapter 209 Hearing Policy was approved by at least a majority vote of the members of the Board present at the meeting.

RECITALS:

1. The property encumbered by this Texas Property Code Chapter 209 Hearing Policy ("Policy") is all residential property under the jurisdiction of the Wimbledon Estates of Spring Homeowners Association, Inc. dba Wimbledon Estates Homeowners Association ("Association") per the Association's Dedicatory Instruments [as that term is defined by Texas Property Code Section 209.002(4)] and any other property which may subsequently be annexed thereto and made subject to the authority of the Association.

2. Section 209.007 of the Texas Property Code ("Code") sets forth notice requirements to provide a property owner ("Owner") with an opportunity to cure a violation or delinquency, including providing the Owner with an opportunity to request a hearing with the Association's Board of Directors ("Board") pursuant to Texas Property Code Section 209.006(b)(B).

3. Sections 209.00505(d)(2) and 209.00505(e) of the Code set forth the requirements to provide an Owner with an opportunity to request a hearing with the Board after the denial of application submitted to the Association's architectural review authority.

4. The Board of Directors ("Board") of the Association desires to adopt a procedure for conducting a hearing that is consistent with Sections 209.006, 209.007, and/or 209.00505 of the Code and the applicable provisions in the Dedicatory Instruments.

5. This Policy replaces and supersedes any previously recorded or implemented policy that addresses the subjects contained herein, if any, adopted by the Association including, but not limited to, the Texas Property Code Chapter 209 Hearing Policy for Wimbledon Estates of Spring Homeowners Association, Inc. dba Wimbledon Estates Homeowners Association filed at Clerk's File No. RP-2021-503082 in the Official Public Records of Real Property of Harris County, Texas.

**WIMBLEDON ESTATES OF SPRING HOMEOWNERS ASSOCIATION, INC. DBA
WIMBLEDON ESTATES HOMEOWNERS ASSOCIATION
TEXAS PROPERTY CODE CHAPTER 209 HEARING POLICY**

The Recitals are fully incorporated herein by reference.

In the event that an Owner requests a Board Hearing pursuant to the Texas Property Code Section 205.00505 or Texas Property Code 209.006 , the following parameters will govern the Board Hearing:

**I.
Definitions**

- A. "ACC" means the Association's "architectural review authority" (i.e., the "Architectural Control Committee").
- B. "ACC Notice" means the notice of ACC denial sent to the Owner by the Association pursuant to Section III(A) of this Policy.
- C. "Board Hearing" means any hearing before the Board pursuant to this Policy.
- D. "Code" means the Texas Property Code.
- E. "Dedicatory Instrument" has the meaning as defined by Section 209.002(4) of the Code.
- F. "Hearing Notice" means the notice of hearing sent to the Owner by the Association pursuant to Section II(B) of this Policy.
- G. "Hearing Packet" means the packet provided to the Owner by the Association pursuant to Section IV(B) of this Policy.

II.
Rules Applicable to All Board Hearings

- A. The Board Hearing must be held no later than the thirtieth (30th) day after the date the Board receives the Owner's request for a Board Hearing. The Board or the Owner may request a postponement and, if requested, a postponement shall be granted for a period of not more than ten (10) days. Notwithstanding the foregoing, the Board Hearing may be scheduled outside of these parameters by agreement of the parties.
- B. The Board shall provide a Hearing Notice setting forth the date, time, and place of the Board Hearing, to the Owner not later than ten (10) days before the date of the Board Hearing. The Board Hearing may be held by virtual or telephonic means, in which case the access information for the virtual or telephonic Board Hearing shall be the "place" of the Board Hearing for purposes of the Notice.
- C. Owners are requested to provide copies of any documentary evidence the Owner intends to introduce at the Board Hearing to the Board no later than five (5) days before the Board Hearing.
- D. The Board is not required to deliberate or reach a determination during the Board Hearing. Rather, all information obtained and/or shared at the Board Hearing may be taken under advisement by the Board. The Association or its managing agent may inform the Owner of the Board's decision in writing within thirty (30) days of the date of the hearing. If there is no written communication from the Association or the managing agent within this timeframe, the violation will remain standing.
- E. The Board may set a time limit for the Board Hearing, to be determined at the Board's sole and absolute discretion, taking into account factors including, but not limited to, the complexity of the issues and the number of exhibits. The Board may communicate the time limitation in any manner to the Owner and will make every effort to communicate the time limitation to the Owner in advance of the date of the hearing. The time limitation will be strictly adhered to and is intended to strike a balance between: (i) allowing the Association ample time to present its case; (ii) allowing the Owner ample time to present the Owner's response; (iii) the Board's finite amount of time available to consider such issues.
- F. All parties participating in the Board Hearing are expected to treat each other professionally and respectfully. The Board reserves the right to terminate a Board Hearing if the Board, in its sole and absolute discretion, determines the Board Hearing has become unproductive and/or contentious. The Board, in its sole and absolute discretion, reserves the right to reconvene any Board Hearing that is terminated pursuant to this Section II(F).

- G. Either party may make an audio recording of the Board Hearing.
- H. This Policy does not apply to instances where the Association files a suit seeking a temporary restraining order, or temporary injunctive relief, or files a suit that includes foreclosure as a cause of action. Further, this Policy does not apply to a temporary suspension of a person's right to use Common Areas that is the result of a violation that occurred in a Common Area and involved a significant and immediate risk of harm to others in the subdivision. The temporary suspension is effective until the Board makes a final determination on the suspension action after following the procedures prescribed by this Policy.
- I. Owners are entitled to one Board Hearing unless the Board, in its sole and absolute discretion, agrees to allow additional hearings.

III.

Additional Rules Applicable to Hearings in Connection with Denial of an ACC Application

- A. In accordance with Section 209.00505(d) of the Code, a decision by the ACC denying an application or request by an Owner for the construction of improvements in the subdivision may be appealed to the Board. An ACC Notice of the denial must be provided to the Owner by certified mail, hand delivery, or electronic delivery. The ACC Notice must:
 - a. describe the basis for the denial in reasonable detail and changes, if any, to the application or improvements required as a condition to approval; and
 - b. inform the Owner that the Owner may request a hearing on or before the thirtieth (30th) day after the date the notice was mailed to the Owner.
- B. During the Board Hearing, the Board (or a designated representative of the Association) and the Owner (or the Owner's designated representative) will each be provided the opportunity to discuss, and resolve the denial of the Owner's ACC application, and the changes, if any, requested by the ACC in the notice provided to the Owner under Section 209.00505(d) of the Code.
- C. Following the Board Hearing, the Board may affirm, modify, or reverse, in whole or in part, any decision of the ACC as consistent with the Association's Dedicatory Instruments.
- D. A Hearing Packet is not required for a Board Hearing requested under this Section III.

IV.
**Additional Rules Applicable to a Board Hearing Requested Under Texas Property
Code Section 209.006**

- A. Subject to the exceptions set forth in Section II(H) of this Policy, this Section IV shall apply to a Board Hearing in connection with:
- a. the levying of fines for violations of the Dedicatory Instruments;
 - b. suspension of an Owner's right to use the Common Areas;
 - c. the filing of a lawsuit against an Owner other than a suit to collect regular or special assessments or foreclosure under the Association's lien;
 - d. charging an Owner for property damage; or
 - e. reporting of any delinquency of an Owner to a credit reporting service.
- B. The Board shall include with the Notice, a Hearing Packet containing all documents, photographs, and communications relating to the matter which the Board intends to introduce at the Board Hearing.
- C. If the Board fails to provide the Hearing Packet to the Owner at least ten (10) days before the Board Hearing, the Owner is entitled to an automatic fifteen (15) day postponement of the Board Hearing.
- D. During the Board Hearing, a member of the Board or the Association's designated representative shall first present the Association's case against the Owner. An Owner, or an Owner's designated representative is then entitled to present the Owner's information and issues relevant to the dispute. The Board may ask questions of the Owner or designated representative.

I hereby certify that I am the duly elected, qualified and acting Secretary of the Association and that the foregoing Texas Property Code Chapter 209 Hearing 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 Harris County, Texas.

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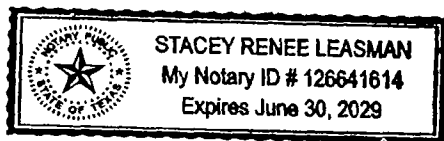
WIMBLEDON ESTATES OF SPRING HOMEOWNERS
ASSOCIATION, INC. DBA WIMBLEDON ESTATES
HOMEOWNERS ASSOCIATION

By: Alicia Abell
Its: Secretary

Name Printed: Alicia Abell

THE STATE OF TEXAS §
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COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 8 day of January,
2020, personally appeared Alicia Abell as Secretary of
Wimbledon Estates of Spring Homeowners Association, Inc. dba Wimbledon Estates
Homeowners Association, 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.



Stacey Renee Leasman
Notary Public in and for the State of Texas

ARCHITECTURAL CONTROL COMMITTEE CANDIDATE SOLICITATION POLICY
for
WIMBLEDON ESTATES OF SPRING HOMEOWNERS ASSOCIATION, INC. DBA
WIMBLEDON ESTATES HOMEOWNERS ASSOCIATION

THE STATE OF TEXAS

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COUNTY OF HARRIS

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I, Alicia Abell, Secretary of Wimbledon Estates of Spring Homeowners Association, Inc. dba Wimbledon Estates Homeowners Association ("Association"), certify that at a meeting of the Association's Board of Directors ("Board") duly noticed, and held on the 8 day of January, 2020, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following Architectural Control Committee Candidate Solicitation Policy was approved by not less than a majority of the Board members in attendance.

RECITALS

1. The property encumbered by this Architectural Control Committee Candidate Solicitation Policy ("Policy") is all residential property under the jurisdiction of the Wimbledon Estates of Spring Homeowners Association, Inc. dba Wimbledon Estates Homeowners Association ("Association") per the Association's Dedicatory Instruments [as that term is defined by Texas Property Code Section 209.002(4)] and any other property which may subsequently be annexed thereto and made subject to the authority of the Association.

2. Section 209.00506 of the Texas Property Code ("Code") sets forth certain eligibility and candidate solicitation requirements relating to Architectural Control Committee ("ACC") membership.

3. Code Section 209.00507 provides a procedure for an Association to fill positions on the ACC in the event that there is a vacancy on the ACC and/or if there are not enough persons eligible to service on the ACC per Code Section 206.00506.

4. The Board desires to adopt a policy that is consistent with Sections 209.00506 and 209.00507 of the Code.

ACC Candidate Solicitation Policy for Wimbledon Estates of Spring Homeowners Association, Inc. dba Wimbledon Estates Homeowners Association

Page 1 of 4

5. This Policy replaces and supersedes any previously recorded or implemented policy that addresses the subjects contained herein, if any, adopted by the Association.

**WIMBLEDON ESTATES OF SPRING HOMEOWNERS ASSOCIATION, INC. DBA
WIMBLEDON ESTATES HOMEOWNERS ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE CANDIDATE SOLICITATION POLICY**

The Recitals are incorporated fully herein by reference.

1. Eligibility to Serve on the ACC.

- a. Except as provided by Section 3 of this Policy, a person may not be appointed to the Architectural Control Committee ("ACC") of the Wimbledon Estates of Spring Homeowners Association, Inc. dba Wimbledon Estates Homeowners Association ("Association") if the person is:
 - i. a current Board member;
 - ii. a current Board member's spouse; or
 - iii. a person residing in a current Board member's household.
- b. Except as provided by Section 3 of this Policy, a person who is otherwise eligible under this Section 1(a) may not be appointed to the ACC unless the person timely notifies the Association of the person's interest in serving on the ACC in accordance with Section 2 of this Policy.

2. Solicitation of Candidates.

- a. **Solicitation Required.** Not later than the 10th day before the date the Association takes action to appoint or elect a person to serve on the ACC, or meets to elect or appoint a person to serve on the ACC, the Association must provide notice to the Association's members soliciting persons interested in serving on the ACC.
- b. **Notice of Solicitation.** The notice required under Section 2(a) must contain instructions for a person to notify the Association of the person's interest in serving on the ACC, including the date by which the person's notification must be received by the Association. The deadline for a person to notify the Association of their interest in serving on the ACC must be at least 10 days after the date the Association provides the notice required under Section 2(a) of this Policy. The Association must provide the notice:
 - i. by mailing the notice to each owner; *or*

- ii. by posting the notice in a conspicuous manner reasonably designed to provide notice to the members in a place located on the Association's common property or, with the property owner's consent, on other conspicuously located privately owned property within the subdivision *and* sending the notice by email to each owner who has registered an email address with the Association; *or*
- iii. by posting the notice on any Internet website maintained by the Association or other Internet media *and* sending the notice by email to each owner who has registered an email address with the Association.

c. The Notice of Solicitation may be provided by any one or more of the methods described herein as determined in the sole and absolute discretion of the Board.

3. **Remaining Vacancies.** If a vacancy remains on the ACC after each person eligible under Section 1(a) who timely notifies the Association in accordance with Section 2 of this Policy is appointed or elected to the ACC, the Board may appoint any person to fill the vacancy, including a person who would not be otherwise eligible Section 1(a) of this Policy.

CERTIFICATION

I hereby certify that I am the duly elected, qualified and acting Secretary of the Association and that the foregoing Architectural Control Committee Candidate Solicitation Policy was approved by at least 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 Harris County, Texas.

**WIMBLEDON ESTATES OF SPRING HOMEOWNERS
ASSOCIATION, INC. DBA WIMBLEDON ESTATES HOMEOWNERS
ASSOCIATION**

By: Alicia Abell
Its: Secretary

Name Printed: Alicia Abell

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THE STATE OF TEXAS

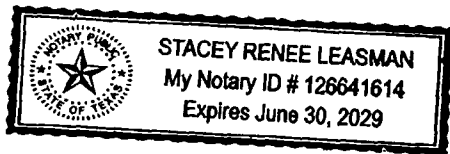
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COUNTY OF HARRIS

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BEFORE ME, the undersigned notary public, on this 8 day of January, 2020,
personally appeared Alicia Abell, as Secretary of Wimbledon
Estates of Spring Homeowners Association, Inc. dba Wimbledon Estates Homeowners
Association, 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.



Stacey Renee Leasman
Notary Public in and for the State of Texas

SECURITY MEASURES POLICY

for
WIMBLEDON ESTATES OF SPRING HOMEOWNERS ASSOCIATION, INC. DBA
WIMBLEDON ESTATES HOMEOWNERS ASSOCIATION

STATE OF TEXAS §
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COUNTY OF HARRIS §

I, Alicia Abell, Secretary of Wimbledon Estates of Spring Homeowners Association, Inc. dba Wimbledon Estates Homeowners Association ("Association"), do hereby certify that, in the open session of a properly noticed meeting of the Board of Directors of the Association, duly called and held on the 8 day of January, 2020, 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 ("Policy") is all residential property under the jurisdiction of the Wimbledon Estates of Spring Homeowners Association, Inc. dba Wimbledon Estates Homeowners Association ("Association") per the Association's Dedicatory Instruments [as that term is defined by Texas Property Code Section 209.002(4)] and any other property which may subsequently be annexed thereto.

2. The Board of Directors ("Board") of the Association 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 this Policy for the residential properties under the jurisdiction of the Association.

3. Texas Property Code Section 204.010(a)(6) provides that a property owners' association, acting through its Board may regulate "the use, maintenance, repair, replacement, modification and appearance of the subdivision."

Security Measures Policy for Wimbledon Estates of Spring Homeowners Association, Inc. dba Wimbledon Estates Homeowners Association
Page 1 of 8

RP-2026-19418

4. Any reference made herein to approval by the Association's Architectural Control Committee ("Committee") means prior written approval by the Committee.

5. "Lot" as used in this Policy shall mean any residential lot depicted on the plat map of any subdivision under the jurisdiction of the Association.

6. "Owner" as used in this Policy shall mean the record owner(s) of any Lot under the jurisdiction of the Association.

7. "Common Area" as used in this Policy shall mean any property owned or maintained by the Association for the benefit of the Owners.

8. All other capitalized terms in this Policy, if any, shall have the same meanings as that ascribed to them in the Declaration (as defined in this Policy).

9. This Policy replaces and supersedes any previously recorded or implemented policy that addresses the subjects contained herein, if any, adopted by the Association including, but not limited to, the Security Measures Policy filed at Clerk's File No. RP-2023-136736 in the Official Public Records of Real Property of Harris County, Texas.

**WIMBLEDON ESTATES OF SPRING HOMEOWNERS ASSOCIATION, INC. DBA
WIMBLEDON ESTATES HOMEOWNERS ASSOCIATION
SECURITY MEASURES POLICY**

The Recitals are fully incorporated herein by reference.

ARTICLE I

1. **Committee Application Required.** Before any security measure contemplated by Section 202.023 of the Texas Property Code ("Code") is constructed or otherwise erected or installed on a Lot, an application must be submitted to the Association and approved in writing by the Association's Architectural Control Committee (the "Committee"). 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.

2. **Owner Responsibilities.** Owners are encouraged to be aware and should 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; and
- d. Applicable governmental rules, regulations, and ordinances.

Notwithstanding any other language in this Policy, the Association and/or the Committee is not obligated to and will not review an Owner's security measure application for the issues described in Sections 2(a-d) above. 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.

Code Section 202.023(c)(5) authorizes the Association to, if provided by a restrictive covenant, prohibit the installation of fencing in front of the front-most building line of a dwelling. All fencing located nearer to the front lot line than the front building set-back line shall that is not expressly authorized in the Declaration (as defined below) shall hereinafter be referred to as "Security Measure Fencing".

Each Reservation, Restrictions, and Covenants document for the subdivisions under the jurisdiction of the Wimbledon Estates of Spring Homeowners Association, Inc. dba Wimbledon Estates Homeowners Association filed in the Official Public Records of Real Property of Harris County, Texas, as amended or supplemented (hereinafter collectively referred to as the "Declaration") prohibit certain fencing nearer to the front lot line than the front building set-back line.

The Committee will not approve an application for Security Measure Fencing on a Lot unless required to do so pursuant to Code Section 202.023(e).

All fencing that is not Security Measure Fencing must comply with the terms and provisions of the Declaration and all other applicable Association governing documents.

ARTICLE II

The provisions of this Article II shall apply in the event that an Owner is entitled to Security Measure Fencing pursuant to Code Section 202.023(e).

The Code authorizes the Association to regulate the type of Security Measure Fencing that an Owner may install on a Lot. Security Measure Fencing must comply with the following:

- a. Security Measure Fencing must be located on the perimeter of a Lot (i.e., the perimeter property lines of the Lot), however, it is prohibited for Security Measure Fencing to be installed in a manner that obstructs: (i) a license area, as defined by a written license or plat; (ii) a sidewalk in the public right-of-

way or otherwise installed for public or community use; or (iii) a drainage easement or drainage area.

b. The following types of Security Measure Fencing are approvable:

- (i) All Security Measure Fencing (including gates) shall be metal fencing (either steel, wrought iron, or aluminum) and shall be six feet (6') in in height. The Committee shall have the discretion to approve any other type of metal Security Measure Fencing, however, the following types of metal fencing are prohibited and will not be approved: (1) stamped metal fencing (including gates); (2) metal panel fencing (including gates); (3) solid metal fencing (including gates); and (4) metal fencing (including gates) with wood or any other opaque material of any size attached to it in any manner. It is the intent of this Policy that all Security Measure Fencing and gates have the appearance of what is commonly called "wrought iron fencing."
- (ii) The fence and the gate(s), if any, of all metal Security Measure Fencing must be made of the same materials.
- (iii) Security Measure Fencing shall consist of straight horizontal metal rails and straight vertical metal pickets and/or posts. All Security Measure Fencing framing shall be on the inside (i.e., the residence side) of the Security Measure Fencing.
- (iv) Decorative elements and embellishments (whether part of the fence construction or are add-on decorative elements/embellishments) of any type are prohibited on Security Measure Fencing (including gates). 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. Stamped metal Security Measure Fencing (including gates) is prohibited. Metal panel fencing is prohibited.
- (v) The color of all Security Measure Fencing (including gates) shall be black.
- (vi) Metal Security Measure Fencing pickets shall be 3/4", 4" on center with 1-1/4" top and bottom rails unless otherwise approved by the Committee (subject to an appeal to the Board of Directors in the event of a Committee denial).
- (vii) Any driveway or pedestrian gates on Security Measure Fencing must slide open or open inward and related fence motors/equipment must

be kept screened from view with evergreen shrubs or in such other manner approved in writing by the Committee.

- (viii) When metal Security Measure Fencing meets a wood fence, the Security Measure Fencing shall not be attached to the wood fence. The Security Measure Fencing shall be terminated with a three-inch (3") metal post (either steel, wrought iron, or aluminum) adjacent to the wood post/wood fencing or in such other manner approved at the discretion of the Committee (subject to an appeal to the Board of Directors in the event of a Committee denial).
- (ix) Chain link, brick, concrete, barbed wire, razor wire, vinyl, poured fences, electrified fencing of any type, and masonry Security Measure Fencing in any location on a Lot is expressly prohibited and will not be approved by the Committee. Notwithstanding any language to the contrary in this Policy, masonry perimeter fencing may, unless otherwise provided by the Declaration, be approved if located on a Lot at the discretion of the Committee (subject to an appeal to the Board of Directors in the event of a Committee denial). Security Measure Fencing made of dirt mounds and/or berms is prohibited.
- (x) No vines or vegetation shall be allowed to grow on Security Measure Fencing.
- (xi) All Security Measure Fencing must be installed per the manufacturer's specifications and all electric gates must be installed by a licensed electrician or other qualified professional in accordance with all applicable codes and applicable governmental regulations.
- (xii) Placement of Security Measure Fencing must comply with city, county, and/or state ordinances and regulations, if any.
- (xiii) All Security Measure Fencing must be maintained in a neat and attractive appearance as required by this Policy and/or the Declaration. This includes, but is not limited to: (1) repair or replacement of fence pickets and posts when necessary (including rusted, bent, or damaged metal fencing); (2) painting all metal Security Measure Fencing when necessary; and (3), repair, replacement, or removal of Security Measure Fencing that has been damaged by wind, flood, fire, accident, or any other cause.
- (xiv) No Security Measure Fencing shall be installed in any manner that would prevent someone from accessing property that they have a right to use/access.

- c. If the proposed Security Measure Fencing is located on one or more shared Lot lines with adjacent Lot(s) (collectively the "Affected Lots"), all Owners of record of the Affected Lots must sign the application evidencing their consent to the Security Measure Fencing before the requesting Owner submits the application to the Committee. In the event that the Affected Lot Owner(s) refuse to sign the application as required by this section, the Association shall have no obligation to participate in the resolution of any resulting dispute in accordance with this Policy.

ARTICLE III

1. **Burglar Bars, Security Screens, and Front Door Entryway Enclosures.** The color of all burglar bars, security screens, and front door entryway enclosures shall be black. Notwithstanding the foregoing, the Committee shall have the discretion to approve another color for burglar bars, security screens and front door entry enclosure if, in the discretion of the Committee (subject to an appeal to the Board of Directors in the event of a Committee denial), the proposed color of the burglar bars, security screens, and front door entryway enclosures complements the exterior color of the dwelling. All burglar bars and front door entry enclosures must be comprised of straight horizontal cross-rails and straight vertical pickets. Decorative elements and embellishments (whether part of the original construction of the burglar bar or security screen or are add-on decorative elements/embellishments) of any type are prohibited on burglar bars, security screens, and front door entryway enclosures.

2. **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.

3. If any term or provision of this Policy is found to violate any law, then this Policy will be interpreted to be as restrictive as possible to preserve as much of the intent of this Policy as allowed by law.

4. **Disputes; Disclaimer; Indemnity.** Security measures, including but not limited to, security cameras and security lights, should, to the extent possible, not be installed in a manner that the security measure is aimed/directed at an adjacent property that results in an invasion of privacy or cause a nuisance to a neighboring Owner or resident. In the event of a dispute between Owners and/or residents regarding Security Measure Fencing, or a dispute between Owners and/or residents regarding the aim or direction of a security camera or security light: (a) the Association shall have no obligation to participate in the resolution of the dispute; and (b) the dispute shall be resolved solely by and between the affected Owners and/or residents.

5. Each Owner and occupant of a Lot under the jurisdiction of the Association acknowledges and understands that the Association, including its directors, officers, managers, agents, employees and the Committee, are not insurers and that each Owner and occupant of any

dwelling and/or Lot that has a security measure contemplated by Texas Property Code Section 202.023 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 Committee) has 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 Association and/or Committee pursuant to this Policy.

6. OWNERS OF LOTS UNDER THE JURISDICTION OF THE ASSOCIATION 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 COMMITTEE (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.

7. Any installation not in compliance with this Policy will be considered a violation of the dedicatory instruments governing the properties under the jurisdiction of the Association.

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 Real Property of Harris County, Texas.

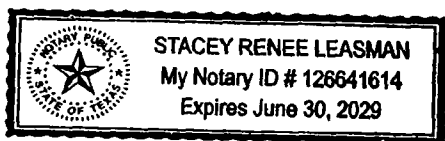
WIMBLEDON ESTATES OF SPRING HOMEOWNERS ASSOCIATION,
INC. DBA WIMBLEDON ESTATES HOMEOWNERS ASSOCIATION

By: Alicia Abell
As Secretary of the Association

Printed: Alicia Abell

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 8 day of January
2020, personally appeared Alicia Abell as
Secretary of Wimbledon Estates of Spring Homeowners Association, Inc. dba Wimbledon Estates
Homeowners Association, 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.



Stacey Renee Leasman
Notary Public in and for the State of Texas

RP-2026-19418
Pages 21
01/20/2026 08:35 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$101.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

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.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2026-19418