

**ADDITIONAL DEDICATORY INSTRUMENT**

for

**CLEARWATER COVE PROPERTY OWNERS ASSOCIATION**

THE STATE OF TEXAS                   §  
  §  
COUNTY OF MONTGOMERY           §

BEFORE ME, the undersigned authority, on this day personally appeared Chris J. Archambault who, being by me first duly sworn, states on oath the following:

My name is Chris J. Archambault I am over twenty-one (21) years of age, of sound mind, capable of making this affidavit, authorized to make this affidavit, and personally acquainted with the facts herein stated:

I am the Attorney/Agent for CLEARWATER COVE PROPERTY OWNERS ASSOCIATION, Pursuant with Section 202.006 of the Texas Property Code, the following documents are copies of the original official documents from the Association's files:

**SURVEILLANCE CAMERA POLICY**

**OF**

**CLEARWATER COVE PROPERTY OWNERS ASSOCIATION  
A TEXAS NON-PROFIT CORPORATION**

DATED this 31<sup>st</sup> day of May, 2016.

CLEARWATER COVE PROPERTY OWNERS ASSOCIATION

BY:  \_\_\_\_\_

CHRIS ARCHAMBAULT  
Attorney/Agent  
(Printed Name)

THE STATE OF TEXAS  
COUNTY OF MONTGOMERY

§  
§  
§

THIS INSTRUMENT was **acknowledged** before me on this the 31<sup>st</sup> day of May, 2016 by the said Chris J. Archambault, Attorney/Agent for **CLEARWATER COVE PROPERTY OWNERS ASSOCIATION**, a Texas non-profit corporation, on behalf of said corporation.



*Kelly Crumbaugh*  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

After Recording Return To:  
Daughtry & Jordan, P.C.  
17044 El Camino Real  
Houston, Texas 77058

CLEARWATER COVE PROPERTY OWNERS ASSOCIATION

SURVEILLANCE CAMERA POLICY

STATE OF TEXAS                   §  
  §  
COUNTY OF MONTGOMERY       §

WHEREAS, the Clearwater Cove Property Owners Association, (the “**Association**”), a Texas non-profit corporation, is the governing entity for the Clearwater Cove subdivision, according to the map or plat thereof recorded in Cabinet “E” Page 37-A, along with any supplements or additions thereto; and

WHEREAS, the Association is governed by the Clearwater Cove Restrictions and Covenants Governing Clearwater Cove (the “**Restrictions**”), as recorded in the Real Property Records of Montgomery County, Texas, under Clerk’s File No. 8434716, along with any amendments and supplements thereto; and

WHEREAS, the Association filed the Amended and Restated Restrictions governing Clearwater Cove, as recorded in the Real Property Records of Montgomery County, Texas under Clerk’s File No. 2014042551;

WHEREAS, Section 204.010 of the Texas Property Code authorizes the Association through its Board of Directors to regulate the use, maintenance, repair, replacement, modification and appearance of the Subdivision; and

WHEREAS, the Association’s Board of Directors desire and deem it in the best interests of the Association to have a policy in place which shall provide for and govern the use of surveillance cameras within the Subdivision;

NOW THEREFORE, in accordance with the foregoing, the Association acting through its Board of Directors, hereby adopts, establishes and imposes the following Surveillance Camera Policy as outlined herein:

SURVEILLANCE CAMERA POLICY

1. Footage from the surveillance cameras installed and maintained by the Association is recorded on a recording system, and is not monitored in real-time;
2. Recordings from the surveillance cameras are not kept or otherwise maintained by the Association unless an incident occurs and the Association is notified within 7 days;
  - a. In the event an incident is reported, the recording shall be kept for 12 months;
3. Recordings captured by the surveillance cameras shall be provided for inspection as follows:
  - a. In response to a timely request from local or federal law enforcement;
4. Recordings from the surveillance cameras are not kept as part of the Association’s Books and Records;
5. The surveillance cameras are intended to monitor the ingress/egress of the Subdivision, as well as the Association’s Common Areas;

6. The Surveillance Cameras shall be inspected and maintained by the Association to ensure they remain in working order;
7. In the event a homeowner, or their guests or invitees, damages or otherwise renders a camera inoperable, the homeowner shall be responsible for its repair and/or replacement.

Adopted by the Board of Directors this 17 day of MAY, 2016.

CERTIFICATION

"I, the undersigned, being the President of Clearwater Cove Property Owners Association, hereby certify that the foregoing Policy was adopted by a majority of the Association Board of Directors on the 17 day of MAY, 2016."

By: [Signature], President  
Print name: M. Dennis HORTWELL

STATE OF TEXAS           §  
  §  
COUNTY OF MONTGOMERY   §

BEFORE ME, the undersigned authority, on this day, personally appeared M. Dennis HORTWELL, whose name is subscribed to the foregoing instrument and, being by me first duly sworn, declared and acknowledged to me that the Board of Directors executed the same as the act of the Association for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 17 day of May, 2016.

[Signature]  
Notary Public, State of Texas

UPON RECORDING  
PLEASE RETURN TO:  
  
Daughtry & Jordan, P.C.  
17044 El Camino Real  
Houston, Texas 77058  
ATTN: KC



E-FILED FOR RECORD  
05/31/2016 1:58PM



COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF MONTGOMERY

I hereby certify this instrument was e-FILED in  
file number sequence on the date and at the time  
stamped herein by me and was duly e-RECORDED in  
the Official Public Records of Montgomery County, Texas.

05/31/2016



County Clerk  
Montgomery County, Texas