

AFFIDAVIT FOR FILING DEDICATORY INSTRUMENTS

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

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 Villages of Westcreek Owners' Association, Inc. is a property owners' association as the term is defined in the Texas Property Code and has property located in Bexar County, Texas,

NOW THEREFORE, true copies of the following dedicatory instruments of the Villages of Westcreek Owners' Association, Inc. which have not been previously filed in the public records of Bexar County are attached hereto, including:

- **Security Measurers Standards**

FURTHER, other dedicatory instruments of the Villages of Westcreek Owners' Association, Inc. have already been filed in the public records of Bexar County as these documents supplement the previously filed documents.

SIGNED on this the 20 day of April, 2022.

Villages of Westcreek Owners' Association, Inc.

By: Spectrum Association Management, L.P.

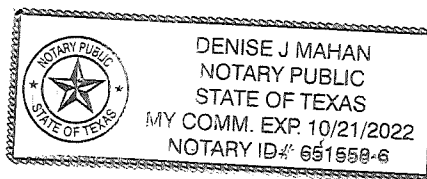
By: Shelby Welch
Shelby Welch
Spectrum Association Management, L.P.
Managing Agent

State of Texas §
County of Bexar §

This Instrument was acknowledged and signed before me on 20th, April, 2022 by Shelby Welch, representative of Spectrum Association Management, the Managing Agent for Villages of Westcreek Owners' Association, 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



Security Measures Standards Amendment

Pursuant to HB 3571 which adds Section 202.023 to the Texas Property Code the following standards apply to securing properties within the Villages of Westcreek. A PIA must be submitted to the ARC and approval received prior to beginning improvements on the property.

Alarm/Security Signs Alarm or security signs which identify a home as being protected by electronic security systems are permitted, but shall be no larger than two (2) square feet and must be placed within five (5) feet from the front foundation and as close as possible to the main entrance. A maximum of one (1) sign is permitted.

(Section 9.8 of the Standards)

Security Cameras & Motion Detectors Security cameras & motion detectors may be placed on the dwelling and do not require prior ARC approval, provided they do not encroach upon the neighbors' privacy (i.e. windows, doors, patios, decks, or pools).

(Section 6.10.5 of the Standards)

Exterior Lighting Solar or accent low voltage/wattage lighting placed along driveways, walkways or flowerbeds do not require ARC approval. However, visible string, rope, or net lighting is not allowed in front of the dwelling except for holidays. Any other security/flood lighting placed/installed outside the dwelling in the front or above the fence line in the rear requires a PIA to be submitted to the ARC for prior approval along with a copy of the Plat/Lot Survey showing the proposed location and the wattage. Placement/position must prevent glaring onto any street or neighboring properties. *(Refer to VWOA-CC&Rs, Article X, Section 10.09; and Article XIII, Sec 13.03 g. Also Section 6.10.4 of the Standards)*

Storm/Security Glass Doors Storm/security glass doors do not require ARC approval if they:

- a. Are full glass and/or combination of glass and screen;
- b. Are color compatible with the dwelling; and,
- c. Do not have the appearance of burglar bars.

(Section 6.9.3 of the Standards)

Burglar Bars Burglar bars or any other object that resembles burglar bars may not be installed to the exterior of the dwelling or any other building on the property. Burglar bars may be installed on the interior of the dwelling and should be of a color to blend with the masonry to minimize their appearance.

Safety Feature: All burglar bars installed must have a locking mechanism that allows the bars to be opened from the inside in case of an emergency.

(Revised Section 6.9.1 of the Standards)

Handrails & Porch Gates Handrails and Gates for porches, new or additional, may not exceed three (3') feet in height. The request for prior ARC approval must clearly describe the product and its necessity along with a copy of the Plat/Lot Survey showing the proposed location. Color must be standard black wrought iron.

(Section 6.5.3 of the Standards)

Perimeter Lot Fencing

Prohibited fencing: Aluminum, chain link, wire, and barbed wire fencing shall not be permitted.

REAR FENCING AND STAINING Any change to previously approved fencing that surrounds residential properties, other than the exceptions explained below, require prior ARC approval. Fencing located on adjoining property lines is the responsibility of both Homeowners, thus the repair or replacement expenses should be shared on a 50/50 cost basis.
(Section 6.5 of the Standards)

Fencing may not be placed any closer than five (5') feet from the front corner of the house and five (5') feet from the front corner of the garage. Pickets, boards and posts that are broken, rotted, warped, leaning or missing, must be replaced. If replaced with the same materials, size and/or stain as previously approved, further ARC approval is not required.

Gates Additional gates require ARC approval. They must be of the same material, width, thickness and height as previously approved for the fencing; and if applicable, stained the same color as previously approved for the fencing. (Section 6.5.1 of the Standards)

Wood Fencing (backyard) Wooden fencing, on residential properties, requires:

- Six (6') foot vertical pickets and posts such as cedar, redwood, oak, cypress or treated wood (not mixed);
- Picket dimensions be either 1"x4"x6' or 1"x6"x6', but not mixed;
- Posts to be 4"x4"x6' or 6' galvanized steel, rust coated steel or aluminum, but not mixed; and,
- All posts and framing must be installed inside the fencing that faces any street.
- A manufactured product that has the graining appearance of wood will be considered for approval on a case-by-case basis.

(Refer to VWOA-CC&Rs, Article XIII, Section 13.03 h. And Section 6.5.2 of the Standards)

Wood is subject to premature rotting if landscaping materials such as soil, grass, raised flower or vegetable beds, trees, bushes, etc. come into direct contact with the wood. It is recommended that a barrier is installed between the landscaping and the fencing using materials such as removable timbers/masonry or other manufactured products. A minimum of six (6") inches of space is also recommended between the fence and any plants to allow fresh air and sunlight to minimize mold from forming on the fencing.

Fence and gate stains must allow the original texture of the wood to be clearly visible. Cedar, redwood or cypress stain colors are preferred to provide continuity throughout the community. Prior to staining, a PIA along with the proposed color sample(s) must be submitted to the ARC for approval. When replacing any portion of the fence that is currently stained, as approved by the ARC, new wood must be stained with the same color. Re-staining the fencing with the same color as previously approved is allowed without ARC approval. Painting wooden fencing is not permitted.

Fencing separating the rear of the property and the front of the property follows the rear fencing guidelines.

Attaching electric wiring to shared fencing is not permitted unless approved by the ARC.

Note: If staining is proposed for wooden fencing that is weathered/discolored, pressure washing is an excellent method of reviving the original appearance of wood before applying the stain.

Other Backyard Fencing Other manufactured products that have the appearance of wood,

masonry, or stone may be considered on a case-by-case basis. (*Section 6.5.4 of the Standards*)

Barbed Wire Fencing Barbed wire fencing is non-approvable. (*Refer to VWOA-CC&Rs, Article XIII, Section 13.03h. And Section 6.5.5 of the Standards*)

Wrought Iron Fencing (Rear of Property) Wrought iron fencing requires a variance from the BOD and is limited to six (6') feet in height and may only replace the back fence if the area in back of the fence is a greenbelt or utility easement. (Similar products may be approved on a case-by-case basis.) The request needs to be given to the ARC with clearly described product information along with a copy of the Plat/Lot Survey showing the proposed location to be presented to the BOD for consideration. (*Section 6.5.3 of the Standards*)

Wrought Iron Fencing and Gates (Front) Wrought iron fencing is permitted in front of the dwelling with ARC approval. To maintain a standard appearance throughout the community, the specifications for wrought iron fencing are as follows:

- a. Only matte black wrought iron will be permitted in front of the dwelling.
- b. For safety, only flat top design will be permitted. No spikes or finials will be permitted.
- c. May not exceed 48" in height.
- d. Setback 12" from sidewalk. Fencing may not cross or encroach on pedestrian use of the sidewalk including driveway apron.
- e. 1-in x 1-in rails; 3-7/8-in picket spacing
- f. No landscaping, hedge, bush, vines, greenery, or other vegetation shall be planted adjacent to a Perimeter Fence, so as to avoid visual line-of-sight obstructions. This includes plantings 3' or less that would otherwise be permitted without ARC approval.
- g. Fencing may not encroach on any building line or easement appearing on the applicable plat and/or survey of the Lot in question

Unlike shared fencing in the rear of the property, care and maintenance of wrought iron fencing in front of the property will be 100% the responsibility of the installing property owner.

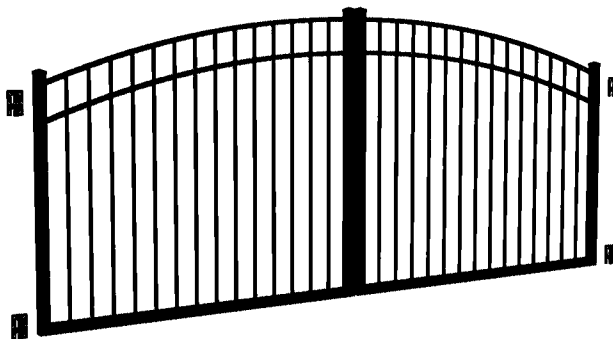
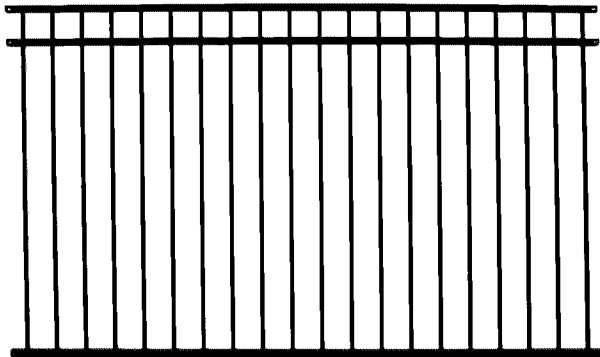
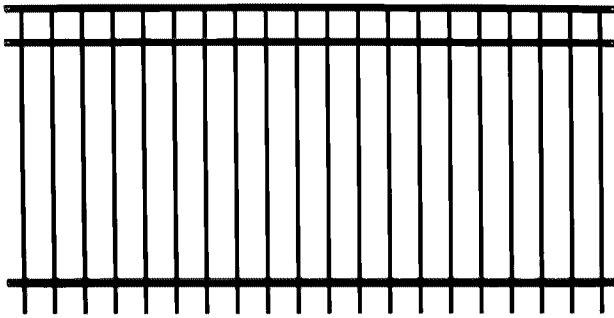
Wrought Iron Driveway Gates (Front) Wrought iron driveway gates are permitted with ARC approval. To maintain the standard appearance throughout the community, the specifications for driveway gates are as follows:

- a. Only black wrought iron will be permitted in front of the dwelling.
- b. For safety, only flat top design will be permitted. No spikes or finials will be Permitted. Flat top arch style gate permitted.
- c. May not exceed 48" in height.
- d. Gates may only open inward toward the house or slide open along the fence line. Gates may not open outward toward the street or block pedestrian use of the sidewalk.
- e. Setback 12" from sidewalk. Fencing may not cross or encroach on pedestrian use of the sidewalk or driveway apron.
- f. 1-in x 1-in rails; 3-7/8-in picket spacing

Gate Locks: Hook Latches or key locks are acceptable locks for gates. Color must blend with the fence/gate. Gates may not be secured with chains or bike locks.

Wrought iron is subject to rusting. Fencing and Gates must be maintained and rust free at all times. Grass around pickets must be mowed and maintained at the same level as the rest of the lawn. Nothing may be attached to the fencing or gates to obstruct the view of the residence from the street.

Fencing & Gate Examples Below:



IN WITNESS HEREOF, the undersigned do agree and consent that this policy shall be in force from this date, April 14, 2022, henceforth.

Kevin Drummonds

04 / 18 / 2022

Kevin Drummonds
Board President

Posted in the VWOA Book of Resolutions by:



Maria Robinson

Date 04 / 18 / 2022

Maria Robinson
Community Manager

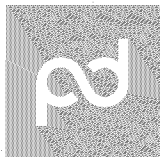
Signature Certificate

Reference number: CEZSP-IQDRU-CBF8J-BSQAQ

Signer	Timestamp	Signature
Maria Robinson Email: mrobinson@spectrumam.com Sent: 18 Apr 2022 17:07:49 UTC Viewed: 18 Apr 2022 17:07:53 UTC Signed: 18 Apr 2022 17:08:13 UTC		 IP address: 107.208.121.169 Location: Castroville, United States
Kevin Drummonds Email: kmdrummonds@hotmail.com Sent: 18 Apr 2022 17:07:49 UTC Viewed: 19 Apr 2022 01:06:35 UTC Signed: 19 Apr 2022 01:06:58 UTC		 IP address: 64.187.132.246

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19 Apr 2022 01:06:58 UTC

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File Information

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LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

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Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 4/20/2022 9:10 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk