

Windsor Village Civic Club  
14441 Croquet Ln  
Houston, Texas 77085

Board Decision  
Texas Senate Bill Number 1588

Pursuant to and in accord with Texas Senate Bill 1588, passed during the 2021 Legislative Session and effective as of September 1, 2021, the Windsor Village Civic Club Board of Directors passed the following resolution at their August 7, 2023 Board Meeting.

Security Fence: Residents in Windsor Village Subdivision are hereby notified that if a fence is to be constructed in the front of a residence it must be black wrought iron and 8 feet in height or less. No other fencing material is accepted. Residents must obtain Architectural Committee approval of fencing plans before construction starts.

More information can be obtained by accessing the actual bill located at <https://capitol.texas.gov/tlodocs/87R/billtext/pdf/SB01588F.pdf#navpanes=0>.

You can also contact the Architectural Committee Chair, Gerry Vander-Lyn by email [Gerry.vanderlyn@reagan.com](mailto:Gerry.vanderlyn@reagan.com) or by phone 832-643-9060.

Richard Cruz, President

cc: File

1           (2) consists of transparent mesh or clear panels set  
2 in metal frames;

3           (3) is not more than six feet in height; and

4           (4) is designed to not be climbable.

5           (b) A property owners' association:

6           (1) may not adopt or enforce a provision in a  
7 dedicatory instrument that prohibits or restricts a property owner  
8 from installing on the property owner's property a swimming pool  
9 enclosure that conforms to applicable state or local safety  
10 requirements; and

11           (2) may adopt and enforce a provision in a dedicatory  
12 instrument establishing limitations related to the appearance of a  
13 swimming pool enclosure, including limitations establishing  
14 permissible colors for a swimming pool enclosure, provided that the  
15 provision does not prohibit a swimming pool enclosure that is black  
16 in color and consists of transparent mesh set in metal frames.

17           SECTION 4. Chapter 202, Property Code, is amended by adding  
18 Section 202.023 to read as follows:

19           Sec. 202.023. SECURITY MEASURES. (a) This section does not  
20 apply to:

21           (1) a condominium as defined by Section 81.002 or  
22 82.003; or

23           (2) a master mixed-use property owners' association  
24 subject to Chapter 215.

25           (b) Except as provided by Subsection (c), a property owners'  
26 association may not adopt or enforce a restrictive covenant that  
27 prevents a property owner from building or installing security

1 measures, including but not limited to a security camera, motion  
2 detector, or perimeter fence.

3 (c) This section does not prohibit a property owners'  
4 association from:

5 (1) prohibiting the installation of a security camera  
6 by a property owner in a place other than the property owner's  
7 private property; or

8 (2) regulating the type of fencing that a property  
9 owner may install.

10 SECTION 5. Section 207.001, Property Code, is amended by  
11 adding Subdivision (2-a) to read as follows:

12 (2-a) "Management company" has the meaning assigned by  
13 Section 209.002.

14 SECTION 6. Section 207.003(c), Property Code, is amended to  
15 read as follows:

16 (c) A property owners' association may charge a reasonable  
17 and necessary fee, not to exceed \$375, to assemble, copy, and  
18 deliver the information required by this section and may charge a  
19 reasonable and necessary fee, not to exceed \$75, to prepare and  
20 deliver an update of a resale certificate under Subsection (f).

21 SECTION 7. Section 207.004(b), Property Code, is amended to  
22 read as follows:

23 (b) If a property owners' association fails to deliver the  
24 information required under Section 207.003 before the fifth  
25 business [~~seventh~~] day after the second request for the information  
26 was mailed by certified mail, return receipt requested, or hand  
27 delivered, evidenced by receipt, the owner: