

STATE OF TEXAS §

COUNTY OF TRAVIS §

**AMENDMENT TO RULES AND REGULATIONS
OF
THE BOULEVARD CONDOMINIUM ASSOCIATION, INC.
(regarding security cameras)**

Document reference. Reference is hereby made to that certain Declaration of Condominium For The Boulevard, A Condominium, filed as Document No. 2004195759 in the Official Public Records of Travis County, Texas (together with all amendments and supplemental documents thereto, the “**Declaration**”).

Reference is hereby made to the Consolidated Rules and Regulations of The Boulevard Condominium Association, Inc., filed as Document no. 2013126392, and that certain Amendment to Rules and Regulations of The Boulevard Condominium Association, Inc., filed as Document No. 2015051077, both in the Official Public Records of Travis County, Texas (collectively and together with all amendments and supplements thereto, the “**Rules**”).

WHEREAS the Declaration provides that owners of units subject to the Declaration are automatically made members of The Boulevard Condominium Association, Inc. (the “**Association**”);

WHEREAS the Association, acting through its board of directors (the “**Board**”), is authorized to adopt and amend rules and regulations governing the property subject to the Declaration and the operations of the Association pursuant to Section 82.102(a) of the Texas Uniform Condominium Act, and has previously adopted the Rules; and

WHEREAS the Board has voted to amend the Rules as provided herein.

THEREFORE the Rules are amended as follows:

1) A new Section VII is added to read in its entirety as follows:

“SECTION VII. SECURITY CAMERAS.”

1. The intent of this rule is to balance a homeowner’s ability to install personal surveillance/security devices for his or her home with the considerations of privacy and peaceable enjoyment of property by neighbors. All neighbors have a right to be free from nuisances. Installations in violation of this rule will also be deemed a nuisance.
2. Architectural approval required. As with any other exterior alteration, plans and specifications for any camera installation must be submitted to the Board and must be approved prior to installation. In addition, the installation will only be approved after considerations of the neighbors’ privacy and quiet use and enjoyment of their property have been made.

Applications to install a home camera must include a plot plan showing the camera’s location, materials, and specifications as to the materials, size, shape, angle and field of view of the camera.

3. Camera field of view; specifications. No camera (including those installed in the interior of a home) may be positioned, installed or operated so as to view areas beyond the installer’s own unit or beyond any common elements. Notwithstanding, in no event may a camera view area include areas in which neighbors have a reasonable expectation of privacy. For example and without limitation, no camera may be positioned so as to capture images of a neighbor’s door, window, or any enclosed patio area. The

association shall have the right upon request to require owners to allow one or more association representatives to view the footage of the camera so as to confirm the image area captured by the camera.

All cameras must be installed in as unobtrusive and non-visible location as reasonably possible.

In addition to all other remedies available, the association may require any owner in violation of this rule to remove or relocate the camera installation.”

Subject solely to the amendments provided above, the Rules remain in full force and effect.

AGREED TO and ADOPTED this ____ day of _____, 2018.

THE BOULEVARD CONDOMINIUM ASSOCIATION, INC.

Acting by and through its Board of Directors

NAME: _____
TITLE: _____

Acknowledgement

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This instrument was executed before me on the _____ day of _____, 2018, by _____ in the capacity stated above.

Notary Public, State of Texas

After recording, please return to:

Nieman & Heyer, L.L.P.
Attorneys At Law
Westgate Building, Suite 313
1122 Colorado Street
Austin, Texas 78701