

**NOTICE OF DEDICATORY INSTRUMENTS**  
*for*  
**PRADERA OAKS HOMEOWNERS ASSOCIATION, INC.**

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THE STATE OF TEXAS       §  
  §  
COUNTY OF BRAZORIA     §

The undersigned, being the authorized representative of Pradera Oaks Homeowners Association, Inc. ("Association"), a property owners' association as defined in Section 202.001 of the Texas Property Code hereby states as follows:

1.     Property: The Property to which the Notice applies is described as follows:
  - a.     Pradera Oaks Section One A and Pradera Oaks Section Zero, a subdivision in Brazoria County, Texas according to the map or plat thereof recorded under Document No. 2021062588 of the Map Records of Brazoria County, Texas and all amendments to or replats of said maps or plats, if any.
  - b.     Pradera Oaks Section Two, a subdivision in Brazoria County, Texas according to the map or plat thereof recorded under Document No. 2022025430 of the Map Records of Brazoria County, Texas and all amendments to or replats of said maps or plats, if any.
  - c.     Pradera Oaks Section Three, a subdivision in Brazoria County, Texas according to the map or plat thereof recorded under Document No. 2022025432 of the Map Records of Brazoria County, Texas and all amendments to or replats of said maps or plats, if any.
  - d.     Pradera Oaks Section Four, a subdivision in Brazoria County, Texas according to the map or plat thereof recorded under Document No. 2022059516 of the Map Records of Brazoria County, Texas and all amendments to or replats of said maps or plats, if any.
  - e.     Pradera Oaks Section Five, a subdivision in Brazoria County, Texas according to the map or plat thereof recorded under Document No. 2022059519 of the Map Records of Brazoria County, Texas and all amendments to or replats of said maps or plats, if any.
  - f.     Pradera Oaks Section Six, a subdivision in Brazoria County, Texas according to the map or plat thereof recorded under Document No. 2022059524 of the Map Records of Brazoria County, Texas and all amendments to or replats of said maps or plats, if any.

- g. Pradera Oaks Section Eight, a subdivision in Brazoria County, Texas according to the map or plat thereof recorded under Document No. 2022059539 of the Map Records of Brazoria County, Texas and all amendments to or replats of said maps or plats, if any.
  - h. Pradera Oaks Section Nine, a subdivision in Brazoria County, Texas according to the map or plat thereof recorded under Document No. 2022059544 of the Map Records of Brazoria County, Texas and all amendments to or replats of said maps or plats, if any.
  - i. Pradera Oaks Section Ten, a subdivision in Brazoria County, Texas according to the map or plat thereof recorded under Document No. 2023001570 of the Map Records of Brazoria County, Texas and all amendments to or replats of said maps or plats, if any.
  - j. Pradera Oaks Section Twelve, a subdivision in Brazoria County, Texas according to the map or plat thereof recorded under Document No. 2025011258 of the Map Records of Brazoria County, Texas and all amendments to or replats of said maps or plats, if any.
2. Restrictive Covenants: The description of the documents imposing restrictive covenants on the Property, the amendments to such documents, and the recording information for such documents are as follows:
- a. Documents:
    - (1) Declaration of Covenants, Conditions and Restrictions for Pradera Oaks.
  - b. Recording Information:
    - (1) Brazoria County Clerk's File No. 2023019032.
3. Other Dedicatory Instruments: In addition to the Restrictive Covenants identified in Paragraph 2 above, the following document is a Dedicatory Instrument governing the Association which was previously recorded in the Official Public Records of Real Property of Brazoria County, Texas:
- a. Document:
    - (1) Bylaws of Pradera Oaks Homeowners Association, Inc.
  - b. Recording Information:
    - (1) Brazoria County Clerk's File No. 2023039982.

4. Dedictory Instruments: In addition to the Dedictory Instruments identified in Paragraph 3 above, the following document is a Dedictory Instruments governing the Association:

- a. Closed Circuit Camera Policy for Pradera Oaks Homeowners Association, Inc.

A true and correct copy of such Dedictory Instrument is attached to this Notice.

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

Executed on this 12<sup>th</sup> day of May, 2025.


**PRADERA OAKS HOMEOWNERS  
ASSOCIATION, INC.**

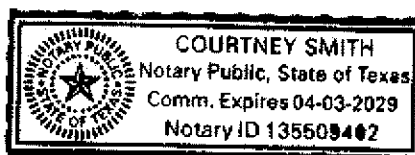
By:

  
Noelle Hicks, authorized representative

THE STATE OF TEXAS     §  
                                      §  
COUNTY OF HARRIS     §

BEFORE ME, the undersigned notary public, on this 12<sup>th</sup> day of May, 2025 personally appeared Noelle Hicks, authorized representative of Pradera Oaks Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.

  
Notary Public in and for the State of Texas



**CLOSED CIRCUIT CAMERA POLICY**  
**for**  
**PRADERA OAKS HOMEOWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS     §  
                                       §  
 COUNTY OF BRAZORIA    §

I, Edith Emwall, Secretary of Pradera Oaks Homeowners Association, Inc. ("Association"), do hereby certify that in the open session of a properly noticed meeting of the Board of Directors ("Board") of the Association duly called and held on the 7 day of MAY, 2025, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following Closed Circuit Camera Policy ("Policy") was duly approved by a majority vote of the members of the Board:

**RECITALS**

1. The Association has installed or may install a camera system (the "Cameras") at some, but not all, Association owned facilities and property (the "Common Elements"), which specific location(s) will be determined in the sole and absolute discretion of the Board. The images and footage captured by the Cameras is referred to herein as the "Recorded Footage".
2. The Cameras can and will be moved at the sole and absolute discretion of the Board at any time within the Common Elements.
3. The Board of Directors of the Association desires to adopt a policy relating to the examination, preservation, and production of the Recorded Footage.
4. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to the surface estate of any property under the jurisdiction of the Association, including contract sellers, but excluding those having an ownership interest merely as security for the performance of an obligation.

**CLOSED CIRCUIT CAMERA POLICY**

The Association maintains the Cameras to obtain information related to activity in the portion or portions of the Common Elements at which Cameras have been or will be installed. The Association does not intend that all activity at all Common Elements be captured by the Cameras. The Cameras will not be actively monitored. The Cameras are not used to maintain information for Owners who may desire to obtain information related to activity in or on the Common Elements. The Recorded Footage will not be provided to an Owner unless otherwise allowed by this Policy. The Recorded Footage will be provided directly to law enforcement upon receipt of a proper request from law enforcement for same. The Board is also authorized to provide information obtained by the Cameras to law enforcement without first receiving a request for the information for any purpose deemed necessary by the Board. The Board may, in

its sole and absolute discretion, designate any person it deems necessary to assist with providing access to the Recorded Footage per the terms and provisions of this Policy. This Policy is subject to the following additional terms and provisions:

1. **Preservation/Maintenance.** The Cameras store the Recorded Footage for approximately fourteen (14) days and thereafter the Recorded Footage may be automatically erased. The Association will retain the Recorded Footage for a period longer than specified above if it receives written notice (including email) that the Recorded Footage is, or may be, required by a law enforcement agency or that the Recorded Footage must be preserved as evidence for use in a pending suit. Provided that, any such notice must clearly identify the date of the event or incident for which the Recorded Footage is requested and reasonably state why the additional preservation of the Recorded Footage is requested and identify the pending suit by style, case number and court. It is the Owner's responsibility to contact the Association as soon as possible in the event that an Owner believes that Recorded Footage will be needed to assist law enforcement. The Board may, in its sole and absolute discretion: (a) allow the Association's camera system contractor access Cameras to perform maintenance on the Cameras; and (2) designate any other person or entity it deems necessary to periodically review the Recorded Footage to ensure that the Cameras are operating correctly.

2. **Subpoena or Court Order.** If the Association receives a subpoena or other court order for the Recorded Footage and the Recorded Footage exists as of the date of the receipt of the subpoena or other court order, the Association will preserve the Recorded Footage to comply with the subpoena or other court order. The Association may produce the Recorded Footage requested through subpoena or other court order in electronic form or in any other format reasonably available to the Association.

3. **Camera Committee.** The Board may, but is not required to, appoint a Camera Committee, the chairperson of which will be a Board member. The Board may act as the Camera Committee. If formed as a committee separate from the Board: (a) the Camera Committee will manage the camera system subject to the control and direction of the Board, including assisting law enforcement with access to the Recorded Footage in accordance with the terms and provisions of this Policy; (b) the Camera Committee will, subject to Board oversight, be in charge of arranging periodic or as needed maintenance for the camera system; (c) the Board may remove a member of the Camera Committee at any time with or without cause; and (d) membership on the Camera Committee will be voluntary and committee members will not receive pay or compensation for participation on the committee.

4. **Costs.** The Association may charge the party who requests the Recorded Footage through a subpoena or other court order for the compilation, production or reproduction of the Recorded Footage, which costs may include all reasonable costs of materials, labor, and overhead.

5. **Security.** The Cameras are not maintained by the Association as a method of providing security within the Pradera Oaks community. The Association, its directors, officers, employees and agents, will not in any way be considered an insurer or guarantor of security within the Pradera Oaks community by maintaining the Cameras and/or the Recorded Footage.

6. **Disclaimer.** The Recorded Footage may not always be available for a given location and time due to scheduled downtime of a camera, unscheduled downtime of a camera or technical issues of any component of the camera system. Likewise, weather conditions, lighting conditions, or other factors outside of the control of the Association may limit the availability of the Recorded Footage and/or may render the Recorded Footage, even when available, of no value. Accordingly, the Association in no way represents or guarantees that it will maintain Recorded Footage for all activity on all Common Elements.

I hereby certify that I am the duly elected, qualified and acting Secretary of the Association and that the foregoing Camera 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 Brazoria County, Texas.

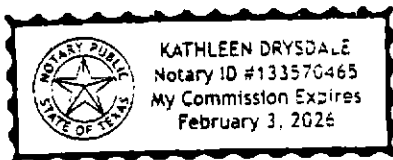
PRADERA OAKS HOMEOWNERS ASSOCIATION, INC.

By: [Signature]  
Printed: Edith Erwall

Its: Secretary

THE STATE OF TEXAS           §  
  §  
COUNTY OF Harris           §

BEFORE ME, the undersigned notary public, on this 7<sup>th</sup> day of May, 2025, personally appeared Edith Erwall, Secretary of Pradera Oaks Homeowners Association, Inc., 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.



[Signature]  
Notary Public in and for the State of Texas

## FILED and RECORDED

Instrument Number: 2025021913

Filing and Recording Date: 05/12/2025 11:35:59 AM Pages: 7 Recording Fee: \$45.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, appearing to read "Joyce Hudman".

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Joyce Hudman, County Clerk  
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

***DO NOT DESTROY - Warning, this document is part of the Official Public Record.***

cclerk-regina