

**SWIMMING POOL ENCLOSURE POLICY for the
ROYAL RIDGE PATIO HOMES ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

WHEREAS, all of the property located in the Royal Ridge Unit VI Subdivision (the “Subdivision”) is subject to that certain Declaration of Covenants, Conditions and Restrictions recorded as Document No. 681627, and as amended, in the Official Public Records of Bexar County, Texas, (the “Declaration”);

WHEREAS, in accordance with the Declaration, the Royal Ridge Patio Homes Association, Inc., a Texas nonprofit corporation (the “Association”) was created to administer the terms and provisions of the Declaration. Unless the Declaration or applicable law expressly provides otherwise, the Association acts through a majority of its board of directors (the “Board”);

WHEREAS, the Association is empowered to enforce the restrictive covenants, bylaws, or similar instruments governing the administration or operation of the Association (collectively, the “Dedictory Instruments”);

WHEREAS, Section 202.022 of the Texas Property Code was added effective September 1, 2021 regarding the regulation of swimming pool enclosures; and

WHEREAS, the Board of the Association desires to hereby establish a Swimming Pool Enclosure Policy consistent with the provisions of Section 202.022 and to provide clear and definitive guidance to its members.

NOW THEREFORE, the Board has duly adopted the following *Swimming Pool Enclosure Policy* (the “Policy”):

SWIMMING POOL ENCLOSURE POLICY

1. A property owner or resident may install a swimming pool enclosure with the advanced written approval of the ACC in accordance with Article VI of the Declaration, subject to this Policy.
2. A “swimming pool enclosure” is defined as a fence that surrounds a water feature, including a swimming pool or spa.
3. Swimming pool enclosures must:
 - a. Consist of transparent mesh or clear panels set in metal frames;
 - b. Be of neutral color such as black, white, gray, or navy blue;
 - c. Not be more than six feet (6') in height; and

d. Be designed not to be climbable.

4. Miscellaneous.

- a. Amendment. This Policy may be revoked or amended from time to time by the Board. This Policy will remain effective until the Association records an amendment to this Policy in the Official Public Records of Bexar County, Texas.
- b. Conflict. In the event of any conflict between this Policy and any Dedicatory Instrument of the Association, this Policy controls.
- c. Effective Date. This Policy is effective upon recordation in the Official Public Records of Bexar County, Texas.