



**SECRETARY'S CERTIFICATE OF FILING**

I, Jennifer Morovitz, certify that:

I am the duly qualified and acting secretary of Covington Woods Community Association, Inc., a duly organized and existing Texas non-profit corporation.

The attached instruments are true original and/or copies of unrecorded Dedicatory Instruments, as that term is defined by Section 202.001 of the Texas Property Code, pertaining to Covington Woods Community Association, Inc., a subdivision located in Fort Bend County, Texas.

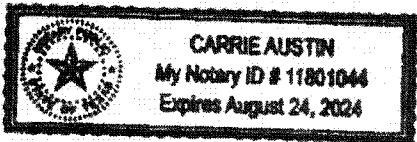
The attached instrument(s) is/are being presented for recording in the Official Public Records of Real Property of Fort Bend County, Texas, pursuant to Section 202.006 of the Texas Property Code.

Dated: 2/22/2022

*Jennifer Morovitz*  
Jennifer Morovitz [printed name]  
Secretary, Covington Woods Community Association, Inc.

THE STATE OF TEXAS           §  
  §  
COUNTY OF FORT BEND       §

This instrument was acknowledged before me on the 22ND day of FEBRUARY, 2022, by JENNIFER MOROVITZ, Secretary of Covington Woods Community Association, Inc., a Texas non-profit corporation, on behalf of said corporation.



*Carrie Austin*  
Notary Public in and for the State of Texas

AFTER RECORDING, RETURN TO:  
Lori E. Alderson  
1523 Avenue A  
Katy, Texas 77493

**Minimum Acceptable Construction Standards for Wood Fences  
in Covington Woods For Lots Bordering  
Jess Pirtle Blvd. and Ivymount Drive**

1. Maximum allowable height for wood fences for lots bordering Jess Pirtle Blvd. and Ivymount Drive shall be seventy-two inches (72").
2. Fences located on the rear setback line, or side setback line where applicable, shall meet the minimum height of seventy-two inches (72") for lots backing up to Jess Pirtle Blvd. and Ivymount Drive.
3. For lots bordering Ivymount Drive, a 2x6 rot board is required to be attached to the bottom of the fence. Pickets must sit flush on top of rot board facing Jess Pirtle Blvd. and Ivymount Drive (see attached Exhibit "A" for placement).
4. For lots bordering Jess Pirtle Blvd. and Ivymount Drive, a runner board constructed of 1x6 Cedar shall be affixed to the top of the pickets as currently affixed, with an additional decorative runner board of 1x4 Cedar board to be placed as depicted on the attached Exhibit "A".
5. All wood fences are to be constructed with #2 (or better) no hole cedar 1 x 6 pickets cut to the length of 5'6" and 4/ x 4 #2 treated yellow pine posts. Maximum spacing between posts shall be eight feet (8') on center.
6. Pickets are to be attached with eight(8) penny screw or ring shank nails, on a string line guide.
7. No used material is allowed for construction of new fences along Jess Pirtle Blvd. and Ivymount Drive.
8. The fences bordering Ivymount Drive must be stained and shall require the owner to submit to the Architectural Control Committee for prior written approval before staining the fence.
9. Fences must be maintained in good repair at all times.
10. All NEW fencing is required to have the smooth side facing the public, with the exception of the rot board and top-most runner board and decorative board what shall be affixed to the smooth side of the fence, facing Jess Pirtle Blvd. and Ivymount Drive.
11. Fence pickets must be stained with Behr "Body Tan" - 326 Taupe and the runner/decorative/rot board must be stained with Behr "Trim Brown" - (CM) Custom Color Match.

**Submission to the Architectural Control Committee for fences must include:**

1. A completed Application For Home Improvement Approval form.
2. A copy of an official survey of the property that includes a seal. The survey must include any and all easements, side, rear, and front setback lines and improvements located on the lot clearly marked.
3. A clear note or indication of the fence on the property must be marked on the Survey. *Please note existing and new fence proposed if applicable.*
4. A complete list of materials.

**Properties on Jess Pirtle Blvd. that connect to fence:**

13403 Greywood Dr., Sugar Land, TX 77489	13703 Greywood Dr., Sugar Land, TX 77489
13407 Greywood Dr., Sugar Land, TX 77489	13707 Greywood Dr., Sugar Land, TX 77489
13411 Greywood Dr., Sugar Land, TX 77489	13711 Greywood Dr., Sugar Land, TX 77489
13415 Greywood Dr., Sugar Land, TX 77489	13715 Greywood Dr., Sugar Land, TX 77489
13419 Greywood Dr., Sugar Land, TX 77489	13719 Greywood Dr., Sugar Land, TX 77489
13423 Greywood Dr., Sugar Land, TX 77489	13723 Greywood Dr., Sugar Land, TX 77489
13503 Greywood Dr., Sugar Land, TX 77489	13727 Greywood Dr., Sugar Land, TX 77489
13507 Greywood Dr., Sugar Land, TX 77489	13731 Greywood Dr., Sugar Land, TX 77489
13511 Greywood Dr., Sugar Land, TX 77489	13735 Greywood Dr., Sugar Land, TX 77489
13515 Greywood Dr., Sugar Land, TX 77489	13739 Greywood Dr., Sugar Land, TX 77489
13519 Greywood Dr., Sugar Land, TX 77489	13743 Greywood Dr., Sugar Land, TX 77489
13523 Greywood Dr., Sugar Land, TX 77489	13747 Greywood Dr., Sugar Land, TX 77489
13527 Greywood Dr., Sugar Land, TX 77489	13751 Greywood Dr., Sugar Land, TX 77489
13603 Greywood Dr., Sugar Land, TX 77489	13755 Greywood Dr., Sugar Land, TX 77489
13607 Greywood Dr., Sugar Land, TX 77489	13759 Greywood Dr., Sugar Land, TX 77489
13611 Greywood Dr., Sugar Land, TX 77489	13763 Greywood Dr., Sugar Land, TX 77489
13615 Greywood Dr., Sugar Land, TX 77489	13767 Greywood Dr., Sugar Land, TX 77489
13619 Greywood Dr., Sugar Land, TX 77489	13771 Greywood Dr., Sugar Land, TX 77489
13623 Greywood Dr., Sugar Land, TX 77489	13775 Greywood Dr., Sugar Land, TX 77489
13627 Greywood Dr., Sugar Land, TX 77489	

**Properties on Ivymount Drive that connect to fence:**

13815 Ivymount Dr., Sugar Land, TX 77489	13911 Ivymount Dr., Sugar Land, TX 77489
13819 Ivymount Drive, Sugar Land, TX 77489	13915 Ivymount Dr., Sugar Land, TX 77489
13823 Ivymount Drive, Sugar Land, TX 77489	13917 Ivymount Dr., Sugar Land, TX 77489
13827 Ivymount Drive, Sugar Land, TX 77489	13919 Ivymount Dr., Sugar Land, TX 77489
13903 Ivymount Drive, Sugar Land, TX 77489	13923 Ivymount Dr., Sugar Land, TX 77489
13907 Ivymount Dr., Sugar Land, TX 77478	

This set of minimum acceptable construction standards is promulgated under the authority of the Restrictions for Covington Woods.

**ALL IMPROVEMENTS, ADDITIONS, ALTERATIONS, MODIFICATIONS, ETC., TO THE PROPERTY MUST BE APPROVED BY THE ARCHITECTURAL CONTROL COMMITTEE PRIOR TO CONSTRUCTION.**

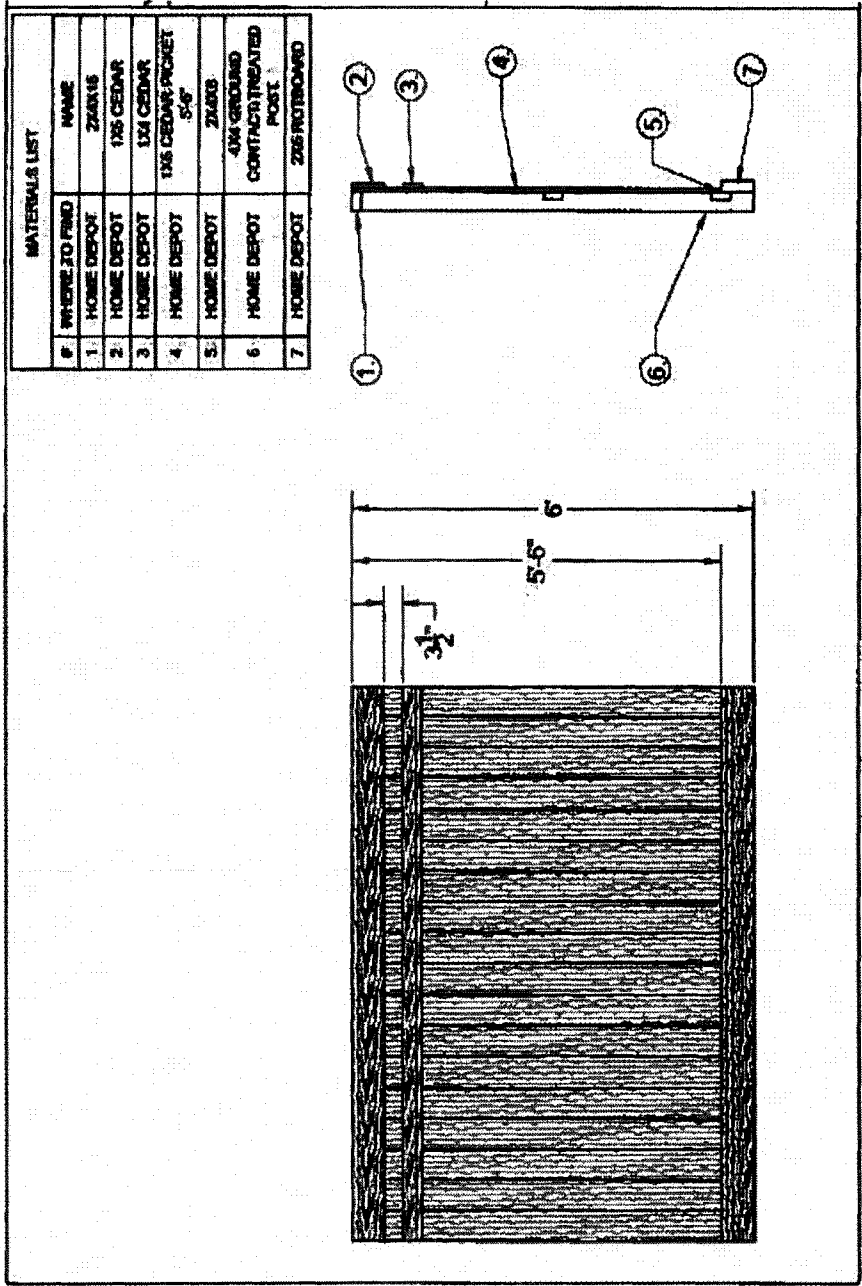


Exhibit "A"