

FENCE POLICY
for
KERRVILLE SUMMIT PROPERTY OWNERS' ASSOCIATION

THE STATE OF TEXAS §
COUNTY OF KERR §

I, Corrie Fuquay, President of Kerrville Summit Property Owners Association (the "Association"), certify that at a meeting of the Board of Directors of the Association (the "Board") duly called and held with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following "Fence Policy" was approved by not less than a majority of the Board members in attendance.

RECITALS:

1. The property encumbered by this Fence Policy ("Policy") is that property restricted by the Declaration of Restrictions, Covenants, Conditions of The Summit – Phase III and Phase IV Subdivisions in Kerr County Texas, recorded as Document No. 6383 in Volume 761, Page 149 of the Official Public Records of Kerr County, Texas; Declaration of Restrictions, Covenants, Conditions of The Summit – Phase V and Phase VI Subdivisions in Kerr County Texas, recorded as Document No. 7982 in Volume 820, Page 506 of the Official Public Records of Kerr County, Texas; Declaration of Restrictions, Covenants, Conditions of The Summit – Phase VII Subdivision in Kerr County Texas, recorded as Document No. 1278 in Volume 938, Page 389 of the Official Public Records of Kerr County, Texas; First Amendment of Declaration of Restrictions, Covenants, Conditions of The Summit – Phase VII Subdivision in Kerr County Texas, recorded as Document No. 4369 in Volume 1191, Page 130 of the Official Public Records of Kerr County, Texas; Declaration of Restrictions, Covenants, Conditions of The Summit – Phase VIII Subdivision in Kerr County Texas, recorded in Volume 1529, Page 5 of the Official Public Records of Kerr County, Texas; Declaration of Restrictions, Covenants, Conditions of The Summit – Phase X Subdivision in Kerr County Texas, recorded as Document No. 5900 in Volume 1443, Page 459 of the Official Public Records of Kerr County, Texas; and Declaration of Restrictions, Covenants, Conditions of The Summit – Phase XI Subdivision in Kerr County Texas, recorded in Volume 1329, Page 357 of the Official Public Records of Kerr County, Texas, and Declaration of Restrictions, Covenants, Conditions of The Summit – Phase XII Subdivision in Kerr County Texas, recorded as Document No. 608 in Volume 1329, Page 335 of the Official Public Records of Kerr County, Texas; as same have been or may be amended and supplemented from time to time (collectively, the "Declaration"), and any other property which has been or may be subsequently annexed thereto and made subject to the authority of the Association.
2. Article VIII, Section 1 of the Kerrville Summit Property Owners Association By-Laws, recorded under Clerk's File No. 23-02786 of the Official Public Records of Kerr County, Texas (the "By-Laws"), as amended, grant to the Association the power and authority to enforce all covenants, conditions and restrictions set forth in the Dedicatory Instruments (as defined by the Texas Property Code).

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3. The Board of Directors desires to adopt a Fence Policy for the Kerrville Summit Property Owners' Association to maintain the safety, consistency, and aesthetics of the neighborhood while complying with State and Local laws.
4. This Policy replaces and supersedes any and all previously recorded or implemented policy that addresses the subjects contained herein, if any, adopted by the Association.

WITNESSETH:

Property Owner must submit a plan to Architectural Control Committee (ACC) for approval for any new fence or any change to an existing fence. The plan should include a drawing of the placement of the fence, the materials being used and the measurements of the post and panels. The submitted plan must include samples of the materials to be used for inspection prior to approval.

Front Yard Fences

Front Yard Fence is considered any fencing installed between the street and the principal front (facade) of the residence.

Acceptable Materials

1. Posts Wrought Iron, Natural Stone, or Brick
2. Panels Wrought Iron panels 6' to 8 'length.
3. Combination of Wrought Iron and Natural Stone or Brick
4. Gates-Wrought Iron
5. Maximum height is 48 "(4 Feet)

Acceptable Colors

1. Wrought Iron Color Black, or other color choices to complement the house for a cohesive and appealing streetscape.
2. Natural Stone colors to match or complement the house color,
3. Brick color to match or complement the house color.

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Acceptable Stone and Brick Types

Natural Stone, Rock and Brick types should align with the architecture and landscaping of the residence to create a unified neighborhood look.

Recommended Placement

Distance from Property lines (setbacks) - Front yard fencing should be a minimum of 15' from the back of the street curb for better curb appeal.

Work may not begin until owner has the approval and the written permission of the ACC

Side and Back Yard Fence

Back Yard and Side Yard Fences are considered any fencing that is installed behind what is considered the front face of the residence that looks onto a street.

Rejected Material

Chain Link Fencing is NOT acceptable.

Acceptable Materials

A list of material types, dimensions and placement must be presented to the ACC before installing a new fence or making changes to an existing fence in the back or side yards of the residence.

Acceptable Colors: Fence type and color should complement the architecture and landscaping of the residence.

Placement:

Maximum height is 72" (6')

Notes:

The Architectural Control Committee can help you review plans and try and make allowances where necessary.

Work may not begin until the owner has the approval and the written permission of the ACC

ACC decisions denying an application may be appealed to the KSPOA Board in accordance with the Texas Property Code 209.00505.

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CERTIFICATION

I hereby certify that I am the duly elected and acting President of the Association, and that this Policy was approved by not less than 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 Kerr County, Texas.

TO CERTIFY which witness my hand this 20th day of January, 2026

KERRVILLE SUMMIT PROPERTY OWNERS' ASSOCIATION

By: Corrie Fugunay
Printed: CORRIE FUGUNAY
Its: President

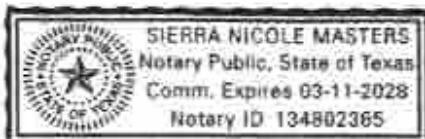
THE STATE OF TEXAS §

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COUNTY OF Kerr §

BEFORE ME, the undersigned notary public, on this 20th day of January, 2026, personally appeared Corrie Ann Fugunay, President of Kerrville Summit Property Owners Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and in the capacity therein expressed.

Sierra Nicole Masters
Notary Public in and for the State of Texas



FILED AND RECORDED

Instrument Number: 26-00329

Recording Fee: 37.00

Number of Pages: 5

Filing and Recording Date: 1/21/2026 11:20:10 AM

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



Nadene Alford

Nadene Alford, Clerk
Kerr County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the Clerk.

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