



KERRVILLE SUMMIT PROPERTY OWNERS' ASSOCIATION  
FENCE POLICY

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:**

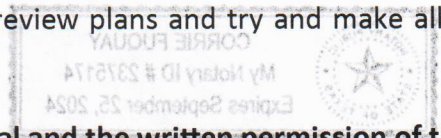
Maximum height is 72" (6')

**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 7<sup>th</sup> day of JUNE, 2024.

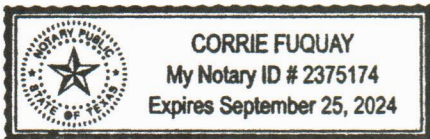
KERRVILLE SUMMIT PROPERTY OWNERS ASSOCIATION

By: Mary Boman  
Printed: MARY BOMAN  
Its: President

THE STATE OF TEXAS                                §  
   §  
COUNTY OF KERR                                §

BEFORE ME, the undersigned notary public, on this 7<sup>th</sup> day of JUNE, 2024 personally appeared \_\_\_\_\_, 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.

Corrie Fuquay  
Notary Public in and for the State of Texas



## FILED AND RECORDED

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**Document Type:** DELCARATION OF RESTRICTIONS,  
COVENANTS, & CONDITIONS

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**GRANTOR** KERRVILLE SUMMIT PROPERTY  
OWNERS ASSOCIATION

**GRANTEE** THE SUMMIT PH III SUBD

**Returned To:** CORRIE FUQUAY  
2066 SUMMIT CREST DRIVE  
KERRVILLE, TX 78028

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  
By: CHRISTIAN MOSS DEPUTY CLERK

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

**DO NOT DESTROY - This document is part of the Official Public Record.**

