

BOARD RESOLUTION OF
LAKES OF PINE FOREST HOMEOWNERS ASSOCIATION, INC.
Regarding Amendment of
Builder Guidelines for the Purpose of Filing
in the County Real Property Records

DATED: may, 1st, 2020.

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, Harold Vance, President of LAKES OF PINE FOREST HOMEOWNERS ASSOCIATION, INC. (hereinafter referred to as the "Association"), do hereby certify that at a meeting of the Board of Directors of the Association, which was held on the 23rd day of April, 2020, with a quorum present and remaining throughout, and being duly authorized to transact business, the following resolution was made regarding the adoption of amendments to the Builder Guidelines.

AMENDMENT TO BUILDER GUIDELINES

WHEREAS, the Association is a Texas non-profit corporation governed by the Texas Property Code, specifically Sections 201-211;

WHEREAS, the Builder Guidelines of the Association were adopted and filed in the Real Property Records of Harris County, Texas on August 25, 2015 under Harris County, Texas Clerk's File No. 20150385900;

WHEREAS, Tex. Prop. Code 204.010 provides that the Association may regulate the use, maintenance, repair, replacement, modification, and appearance of the subdivision;

WHEREAS, at a meeting of Board of Directors of the Association, on April 23, 2020, 2020, the Board of Directors of the Association approved an Amendment to the Builder Guidelines of the Association whereby the following modifications shall be made;

THEREFORE, the following language shall be removed from Section 1.5 of the Association's Builder Guidelines filed for record under County Clerk File Number 20150385900:

1.5 FENCES

All yards on each lot in Lakes of Pine Forest are required to be fenced upon the completion on the home on such lot by builder.

A minimum fence setback of ten feet (10') from the front facade of the house is required unless otherwise approved by the ARC.

Fence height shall be six feet (6') unless approved by ARC.

Fences are only to be constructed with 1 x 6 pickets of #2 Cedar. Posts and rails (3) will be constructed with treated #2 southern yellow pine or steel material. No paint, stain, sealer of any type may be applied to wood fences.

Wood fences on common rear lot lines and common side lot lines shall be a "good neighbor" type fence. Alternating eight foot panels of solid pickets and exposed rails are intended to provide a uniform attractive fence to each abutting property.

The "finished" side of the fence must always be the side exposed to public view on corners. Rear lot fences constructed along Queenston Boulevard shall have the "finished" side to the house side.

All fencing installed on lake front lots, which front or abut the lake shall be of a steel material as shown in the detail 1.5.2. Panels bolted instead of welded to posts are required for ease of maintenance. Steel should be primed and painted semi-gloss black. Posts are to be set in concrete as detailed. Steel fencing can be attached to masonry wall or brick columns. It is not to be attached to any wood fencing. In this situation, the steel fence is to be terminated with a three inch (3") square post adjacent to the wood post. No material (i.e., screening, wire mesh) shall be attached to the steel fence.

Diagonal and horizontal fencing is strictly prohibited.

No used material may be used to construct any fence.

All fences are to be kept in good repair.

Electric meters, A/C units, and other facilities located on the street side of a lot are to be placed behind the fence or screened by landscaping.

Side yard gates are discouraged on the street side of a lot.

AND, IN ITS STEAD, the following language shall be inserted into the Builder Guidelines:

1.5 FENCES

All yards on each lot in Lakes of Pine Forest are required to be fenced. Ownership of said fence passes with title to such Lot and it shall be the Lot owner's responsibility to maintain said fence. The maintenance and repair of a fence located between properties shall be the joint responsibility of the Owners of the appurtenant Lots.

Homeowner fences must be maintained to promote uniformity of quality and appearance within the Association. Natural cedar weathering is the uniform look.

INTERIOR FENCES

Owners must ensure that their fencing conforms to a minimum fence setback of ten feet (10') from the front facade of the house unless otherwise approved by the ARC.

Fence height shall not exceed six feet (6') unless approved by ARC.

Fences may only be constructed with 1 x 6 pickets of #2 Cedar. Posts (4x4) and rails may only be constructed with treated #2 southern yellow pine or steel material. No paint, stain, or sealer of any type may be applied to wood fences.

Wood fences on common rear lot lines and common side lot lines shall be a "good neighbor" type fences, where alternating eight foot panels of solid pickets and exposed rails are intended to provide a uniform attractive appearance to each abutting property, with alternating panels of pickets facing inwards towards each appurtenant property.

The "finished" side of the fence must always be the side exposed to public view on corners. ""

Corner subdivision lots having a street on only one side shall treat boundary fences as interior fences (except Queenston and Windsong lots – as described herein below).

PERIMETER FENCES along Queenston (East) and Windsong (West)

This section applies to fences along Queenston, Windsong, and entryway corner lots into the first interior street.

Owners must ensure that their fencing conforms to a minimum fence setback of ten feet (10') from the front facade of the house unless otherwise approved by the ARC.

Fences may only be constructed with 1 x 6 pickets of #2 Cedar. Posts (4x4) and rails may only be constructed with treated #2 southern yellow pine or steel material. A base board (2x6) and top cap (2x6) with trim (1x2) are required. No paint, stain, or sealer of any type may be applied to wood fences. The Finished Height of Perimeter Fences is 80", and should match adjacent fence heights for uniformity.

Wood fences on common side lot lines shall be a "good neighbor" type fence, where alternating eight foot panels of solid pickets and exposed rails are intended to provide a uniform attractive appearance to each abutting property, with alternating panels of pickets facing inwards towards each appurtenant property.

The "finished" side of the fence must always be the side exposed to public view on Queenston, Windsong, side street sides of lots Queenston and Windsong properties, and diagonal sections along Queenston's north end.

Wood fencing along Windsong is the responsibility of the appurtenant homeowner. Brick columns are responsibility of and shall be maintained by the Association.

PERIMETER FENCES along North and South of Lakes of Pine Forest

Fences may only be constructed with 1 x 6 pickets of #2 Cedar. Posts (4x4) and rails may be constructed with treated #2 southern yellow pine or steel material. No top caps are permitted. Base boards /rot boards or additional base boards may be allowed if request is made to the ARC.

LAKE FRONT METAL FENCES

All fencing installed on lots which front or abut the lake ("Lakefront Lots") shall be steel, as shown in diagram 1.5.2., attached. For ease of maintenance, panels must be bolted instead of welded to posts. Steel must be primed and painted semi-gloss black. Posts must be set in concrete as detailed. Steel fencing may be attached to masonry wall or brick columns. It may not be attached to wood fencing. In this situation, the steel fence must be terminated with a three-inch (3") square post adjacent to the wood post. No material (i.e., screening, wire mesh) may be attached to the steel fence.

All gates on metal fences must be finished / secured with a matching hasp, handle or knob, and kept in good working order.

GENERAL

Diagonal and horizontal fencing is strictly prohibited.

Fences must be made from all new materials.

All fences must be kept in good repair.

Electric meters, A/C units, and other facilities located on the street side of a lot must be placed behind the fence or screened by landscaping.

Side yard gates are discouraged on the street side of a lot.

MAINTENANCE, REPAIR AND REPLACEMENT

In the event an Owner or occupant of any Lot fails to maintain their fencing and such failure continues after sixty (60) days written notice from the Association, Declarant, its successors or assigns, or the Association may take remedial action. Specifically, without liability to the Owner or occupant in trespass or otherwise, they may enter upon said Lot and cause the fence to be repaired or maintained or to do any other thing necessary to secure compliance with these Builders Guidelines. The Owner or occupant of such lot may be charged for the cost of such work.

IT IS, HEREBY, RESOLVED that the Board of Directors of the Association adopts this formal resolution for the purpose of adopting amendments to the Association's Builder Guidelines and for filing in the Real Property Records of Harris County, Texas.

Dated: 5/1/20

Harold Vance
President

STATE OF TEXAS

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ACKNOWLEDGMENT

COUNTY OF HARRIS

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This instrument was acknowledged before me on the 1st day of may, 2020, by Harold Vance, as President of LAKES OF PINE FOREST HOMEOWNERS ASSOCIATION, INC., on behalf of said corporation.

Pamela Hummel
Notary Public in and for the State of Texas

