

SECURITY FENCING GUIDELINES

STATE OF TEXAS §
COUNTY OF MONTGOMERY §

WHEREAS The Village At High Meadow Community Association, Inc., (hereinafter the “Association”), is the governing entity for The Village at High Meadow, Sections 1-5, 5A, and 6, are additions in Montgomery County, Texas, created according to the maps or plats thereof, recorded in the Map and Plat Records of Montgomery County, Texas, under Document Nos. 2003117835, 200468108, 2005015366, 2005135356, 2006078222, 2007022693, and 2007108546, respectively, along with any amendments, replats, and supplements thereto (hereinafter the “Subdivision”); and,

WHEREAS, the Subdivision is governed by the Declaration for Village At High Meadow Section 1, recorded in the Real Property Records of Montgomery County, Texas, under Clerk's File No. 2004004140, along with any amendments and supplements thereto (the "Declaration"); and

WHEREAS, Article III, Section 7 of the Declaration provides that the Association through its Board of Directors may publish and enforce reasonable rules and regulations governing the use and enjoyment of the common area, or any part thereof; and

WHEREAS Section 202.023 of the Texas Property Code establishes the right of property owners whose property is subject to restrictive covenants to install and maintain certain types of security measures but does not prohibit the regulation of the type of fencing that a property owner may install; and,

WHEREAS Section 204.010(a)(6) of the Texas Property Code empowers the Association's board of directors to "regulate the use, maintenance, repair, replacement, modification, and appearance" of the Subdivision; and,

WHEREAS there is a need to adopt standards for constructing security perimeter fences in the Subdivision, to protect aesthetic consistency in the Subdivision and to forward the Association's purposes; and,

WHEREAS this Dedicatory Instrument represents Restrictive Covenants as those terms are defined by Texas Property Code §202.001, et. seq, and the Association shall have and may exercise discretionary authority with respect to these Restrictive Covenants;

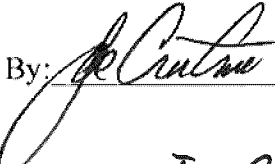
NOW THEREFORE, in view of the foregoing and in compliance with the Texas Property Code, the Association hereby adopts and imposes on the Subdivision the following Security Perimeter Fence Installation Guidelines:

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1. These regulations only apply to security fencing located nearer to the front homesite line than the front walls of the dwelling existing on such homesite. Any fencing that is even with or behind the front line of the house will be regulated by Section 7.05 of the Declaration.
2. Any security fence in front of the house must be on the perimeter of the property. Perimeter of the property is defined as the platted boundary lines of the lot. A survey must be submitted with the security fence application showing the perimeter of the property. The security fence must be installed where the inside of the posts or pickets are no more than 6 inches from the perimeter line established by the survey. A lot owner is still responsible for regular mowing and maintenance up to the property line if a security fence is installed.
3. No security fence can obstruct the flow of a drainage ditch or stream. If a security fence must cross a drainage ditch or stream, written permission must be obtained from the ACC.
4. The security fence must be at least 5 feet and no more than 6 feet tall, except for driveway gates which can be up to 1 1/2 feet taller at the highest part(s) and the same height as the fence at the lowest part(s). Driveway gates must have columns on either side that are constructed of brick, stone or a combination to match the style of the house. The columns must be no more than 12 inches taller than the fence height. The driveway gate(s) between the columns must be the same height as the security fence, if the top of the gate is straight, or a maximum of 1 1/2 feet higher at the highest point if the gate is curved. The driveway gate(s) must be constructed of the same material as the security fence and have the same picket size. Any decoration in the driveway gate (initials, center design, etc.) must be approved by the ACC.
5. Security fencing must be metal and can be wrought iron, aluminum or stainless steel. The posts must be at least 2 x 2 inches and can be no bigger than 4 x 4 inches. Pickets must be square and a minimum size of 1/2 x 1/2 inches and a maximum size of 1 x 1 inch with a spacing (center to center of pickets) of approximately 5 inches. The top of the security fence must be either (1) smooth with a double rail where the second rail is 4 to 6 inches from the bottom of the top rail, or (2) have plain pickets (i.e. no spear top or point) that extend no more than 6 inches above the top rail. The security fence and any driveway gate(s) must be painted black.
6. For houses that have a corner monument, the security fence must be located so as not to enclose the monument and also leave approximately 5 feet clearance between the security fence and the back part of the monument to allow clearance for mowing and maintenance.
7. Any driveway gate(s) must be installed a minimum of 20 feet from the edge of the roadway to allow room for delivery vehicles. If this requires a driveway gate to be installed inside of the perimeter line, a short section of fence can be installed along the edge of the driveway to connect the driveway gate to the security fence on either side of the driveway.

CERTIFICATION

"I, the undersigned, being a Director of The Village At High Meadow Community Association, Inc., hereby certify that the foregoing was adopted by at least a majority of The Village At High Meadow Community Association, Inc.'s board of directors, at an open and properly noticed meeting of the board, at which a quorum of the board was present."

By: 
Print name: JOE CURTINO

Title: President - Board of Directors
Village of High Meadows
Homeowner Association

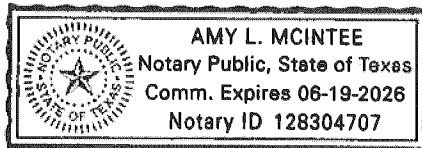
ACKNOWLEDGEMENT

STATE OF TEXAS §
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COUNTY OF MONTGOMERY §

BEFORE ME, the undersigned authority, on this day personally appeared the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that they are the person who signed the foregoing document in their representative capacity and that the statements contained therein are true and correct.

Given under my hand and seal of office this the 17th day of April, 2024.


Notary Public, State of Texas



E-FILED FOR RECORD

10/18/2024 08:42AM



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number
sequence on the date and time stamped herein
by me and was duly e-RECORDED in the Official Public
Records of Montgomery County, Texas.

10/18/2024



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas