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Notice  
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**ADDITIONAL DEDICATORY INSTRUMENTS**  
for  
**LAKES ON ELDRIDGE COMMUNITY ASSOCIATION, INC.**

THE STATE OF TEXAS §

COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Trisha Taylor Farine, who, being by me first duly sworn, states on oath the following:

"My name is Trisha Taylor Farine, I am over twenty-one (21) years of age, of sound mind, capable of making this affidavit, authorized to make this affidavit. and personally acquainted with the facts herein stated:

"I am an attorney/agent for LAKES ON ELDRIDGE COMMUNITY ASSOCIATION, INC. Pursuant with Section 202.006 of the Texas Property Code, the following documents are copies of the original official documents from the Association's files:

**Resolution Regarding Amended Fencing Guidelines**

DATED this 4th day of ~~November~~ <sup>6</sup> December, 2012.

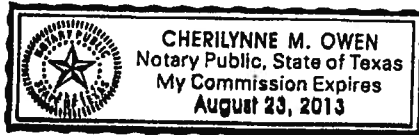
LAKES ON ELDRIDGE  
COMMUNITY ASSOCIATION, INC.

BY: Trisha Taylor Farine  
Trisha Taylor Farine, attorney/agent

SUBSCRIBED AND SWORN TO BEFORE ME by the said Trisha Taylor Farine, on this the 4th day of December, 2012.

Cherilynne M. Owen  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

After recording return to:  
DAUGHTRY & JORDAN, P.C.  
17044 El Camino Real  
Houston, Texas 77058



RP 085-03-0203

FILED FOR RECORD  
8:00 AM

DEC 7 2012

Stan Stewart  
County Clerk, Harris County, Texas

**RESOLUTION REGARDING AMENDED FENCING GUIDELINES  
FOR LAKES ON ELDRIDGE**

WHEREAS, Chapter 204, Section 204.010 of the Texas Property Code authorizes associations acting through their boards of directors to adopt and amend rules regulating the use, maintenance, repair, replacement, modification and appearance of the subdivision;

WHEREAS, rules regarding fencing in the subdivision are necessary to preserve the attractive appearance of the property; and

WHEREAS it is the desire of the Board of Directors of Lakes on Eldridge Community Association, Inc. to amend and update its architectural guidelines dated June 20, 2005 with regard to fencing requirements.

NOW THEREFORE, BE IT RESOLVED THAT the following Amended Fencing Guidelines are hereby adopted by the Board of Directors of Lakes on Eldridge Community Association, Inc.:

**I. DEFINITIONS**

- "Fence & Fencing" refers to all residential fencing for Lakes on Eldridge subdivision.

**II. LOT FENCING GUIDELINES** (the following is an amendment to section 4.6 of the June 20, 2005 version of the Architectural Guidelines):

**4.6 Lot Fencing**

- All lots must have a fence along the rear and side property lines of each residence, except where specifically stated otherwise, in conformance with the standards adopted for each lot type. When fences of differing heights or materials abut, the tie ins must be in compliance with accepted fencing standards (refer to Figures 1, 2 & 3 - Standard Residential Wood Fence Illustrations and 6' Upgraded Wood Fence Illustration in Appendix 1).
- Front facing fence to connect the side fences to the home and/or a garage is also required for all lots. Fencing between the home and a detached garage to fully enclose the back yard is strongly recommended, but not required.
- Where wood fencing is required (see later paragraphs) it must be constructed with quality (no used fencing) materials. All pickets shall be cedar. Treated pine may only be used for the components as shown in the relevant illustrations.
- Wood fences may be stained with a transparent or semi-transparent stain in order to restore their original cedar color and extend the life of the fence. Wood fences must not be painted or stained with solid color stain, both of which will cover the natural grain appearance of the pickets. A stain such as BEHR Premium Natural Tone Cedar #401 Transparent Weatherproofing Wood Finish is

RP 085-03-0204

18

REF 085-03-0205

a product that will work. Similar products are available from other paint suppliers who also have the capability to create a transparent blend with a tone closely matching the original cedar. It's critical that the fence be thoroughly cleaned in order to remove all color irregularities on the pickets before applying the stain. Power washing is effective, but care must be taken not to overdo it and damage the cedar pickets. It's also acceptable to apply a clear preservative to wood fences, but clear preservatives applied to old cedar fences which have lost most of their original cedar color won't do as good a job as a stain.

- The following fencing standards apply to all residential lots within LOE.

#### 4.6.1 Minimum Standards

The following represents minimum fencing requirements, however additional fencing requirements do apply to certain types of lots and these are detailed later in this section. To insure compatibility of fence design throughout the community, all fences that depart from the Guidelines must receive approval from The Committee.

- All fence sides visible to the public must be the "finished" side.
- Side yard fences and front facing fences must not project beyond the front elevation of the house and must be coordinated to avoid offsets with the fencing on the adjacent lots. Aligned fences at these locations is encouraged but not required. All mechanical equipment (e.g. air conditioner units, swimming pool equipment, water softeners, water barrels), as well as garbage cans, excess building materials, and RVs, must be screened from the street or public area.
- One single side hinged gate (refer to Figure 4 in Appendix 1) shall be installed in the most appropriate side yard.
- All fencing is to be staggered or star stepped down slopes. The tops of these fences are to be level. Height levels should be changed at normal column spacing. Fences running parallel to the slope are not acceptable.
- Fences of any kind are not permitted in the front yard of any residence
- No fence should project above the height of the original project brick wall.
- All fencing must be cedar privacy fence or wrought iron fence as further specified herein. No chain link fence, picket fence, 2/3/4 rail fence, or any other type of fence is permitted.

#### 4.6.2 Typical Interior Lot

- Typical interior lots require back yard rear and side wood fences of six feet (6') in height to be constructed of the materials described previously and in accordance with the specifications identified in the Standard Residential Wood Fence Illustration (refer to Figure 1 in Appendix 1).
- Wood fences shall be installed with alternating seven foot long (7') panels and exposed rails along common interior lot lines to provide a uniform, attractive fence to each abutting property. These fences are typically referred to as Good Neighbor Fences.
- The side fences should extend from the rear property line to a point somewhere between the front and rear elevation of the home or front of a detached garage.

19

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#### 4.6.3 Typical Corner Lot

- The fencing located on the exterior lot side (lot side abutting the public street) must be six foot (6') tall upgraded wood fence with a trim cap or six foot (6') tall wrought iron fence with hedgerows and ornamental trees along the outside of the fence as per landscape requirements. (Refer to Figures 2, 3, 9 & 11 in Appendix 1)
- Exterior side fencing must be located five feet (5') from the street right of way line and constructed from the rear lot line parallel to the public street to a point located a maximum of fifteen feet (15') past the rear elevation of the house.
- No change can be made to the type or layout of fencing of any corner lot containing a driveway that has access to the side street without approval from The Committee.
- Additional fencing for the interior side of corner lots abutting a public street shall be constructed in accordance with the aforementioned fencing criteria for typical interior lots.

#### 4.6.4 Typical Greenbelt Lot

- The rear fence of all yards backing onto a greenbelt must be a six foot (6') wrought iron fence that conforms to the standards shown in the Wrought Iron Fence Illustrations 1 & 2 (refer to Figures 5 & 6 in Appendix 1). Side property lines not exposed to a greenbelt shall be fenced with the Standard Residential Wood Fence (refer to Figure 1 in Appendix 1).
- Where lots side onto a greenbelt, there must be a six foot (6') wrought iron fence along the common property line between the greenbelt and such lots from the rear property line to a point ten feet (10') behind the front elevation of the house (refer to Figure 10 in Appendix 1). Side property lines not exposed to a greenbelt shall be fenced with the Standard Residential Wood Fence (refer to Figure 1 in Appendix 1).
- Hedgerows used for screening purposes must be planted inside all wrought iron fence and must not exceed six foot (6') in height.
- The placement of a three foot (3') wide by six foot (6') tall wrought iron fence gate within a wrought iron fence along the greenbelt is permitted.

#### 4.6.5 Typical Pipeline Lots

- The rear fence of all yards backing on to a pipeline easement, except those lots that also side on to a greenbelt, must be a six foot (6') tall Standard Residential Wood Fence (refer to Figure 1 in Appendix 1).
- The rear fence of yards backing on to a pipeline easement that also side on to a greenbelt, must be six foot (6') Standard Residential Wood Fence or six foot (6') wrought iron fence (Figure 5 & 6 in Appendix 1).
- Hedgerows used for screening purposes must be planted inside all wrought iron fence and must not exceed six foot (6') in height.
- The placement of a three foot (3') wide by six foot (6') tall wrought iron gate within a wrought iron fence along the pipeline is permitted.

20

RP 085-03-0207

#### 4.6.6 Lake Lot Fencing

- The entire rear yard of all lots backing onto a lake must have a four foot (4') wrought iron fence that conforms to the standards shown in the Wrought Iron Fence Illustrations 1 & 2 (refer to Figures 5 & 6 in Appendix 1).
- Where lots side onto a lake, there must be a four foot (4') wrought iron fence along the common property line between the lake and such lots that extends from the rear property line to a point ten feet (10') behind the front elevation of the house (refer to Figure 10 in Appendix 1). The remaining side and rear property lines should be fenced in accordance with the requirements for interior lots, green belt lots, and/or lake lots, whichever applies.
- Hedgerows used for screening purposes must be planted inside all wrought iron fence and must not exceed four foot (4') in height. The placement of a three foot (3') wide by four foot (4') tall fence gate within the wrought iron fence along the lake is permitted.

#### 4.6.7 Front Facing Fence and Detached Garage Fence for all Lots

- On lots having a front property line of 60' or less (excluding cul-de-sacs), fences must be six foot (6') masonry or stucco to match the house. A three foot (3') wide by six foot (6') tall wrought iron gate may be installed in these masonry or stucco walls. A masonry or stucco fence might also be allowed for wider lots subject to pre-approval by the Committee.
  - All cul-de-sac lots and other lots having a front property line greater than 60' require six foot (6') wood or six foot (6') wrought iron front facing fence connecting the side fencing to the home or the garage.
  - Front facing wood fence must be Upgraded Wood Fence (refer to Figure 2 & 3 in Appendix 1)
  - Front facing wrought iron fence must be in accordance with the Wrought Iron Fence illustrations 1 & 2 (refer to Figures 5 & 6 in Appendix 1)
  - A hedgerow or other types of shrubbery screening on either side of the front facing fences is permitted for all lots, and is required for front facing wrought iron fences where necessary to screen mechanical equipment, trash cans, excess materials or other unattractive items from public view.
  - A three foot (3') wide by six foot (6') tall gate constructed of the same material as the front facing fence may be installed in the front facing portion of the fence on both sides of the property.
  - Lots with a detached garage may install 4' to 6' tall wood or wrought iron fencing between the home and the detached garage. The style of this fencing should conform with the requirements for Front Facing Fence described above.

#### 4.6.8 Wrought Iron Fencing

21

PP 085-03-0208

- All additional and replacement wrought iron fencing must be constructed in accordance with the Wrought Iron Fence Illustrations 1 & 2 (refer to Figures 5 & 6 in Appendix 1) unless approved by The Committee.
- Fencing is not permitted to be capped with "spears" or other adornment.
- Fencing must be painted black. Fencing may not be painted to match shutters, doors, or other features on the house.
- A three foot (3') wide by six foot (6') tall wrought iron hinged pedestrian gate, compatible in design to that of the fence itself, may be used in any front facing wrought iron fencing at the sides of a house.

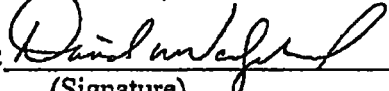
4.6.9 Driveway Gates

- Plans for installation of a driveway gate must be submitted to The Committee for review and approval prior to commencement of construction. All such requests must include a lot plan showing the location and length of the gate as well as dimensions from the front elevation of the house. Criteria for approval will include, but is not limited to the following:
  - All driveway gates must conform to Wrought Iron Gate Figure #1 & 2 (refer to Figures 7 & 8 in Appendix 1)
  - No wood driveway gates will be allowed.
  - No wood fencing will be permitted between the gate and the house nor the gate and the adjacent side lot line.
  - Driveway gates must not project beyond the front elevation of the house, or that of the adjacent house.
  - Driveway gates are not allowed on lots with attached garages on the front of the house.
  - All driveway gates must be installed parallel to the front elevation of the house.

If any of provision of these Amended Guidelines is determined to be invalid, the remainder of these guidelines shall remain in full force and effect.

Adopted this 27 day of November, 2012.

LAKES ON ELDRIDGE COMMUNITY ASSOCIATION, INC.

By:   
(Signature)

Its Secretary: DAVID W. WESTPHAL  
(Print Name)

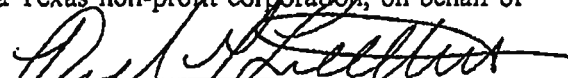
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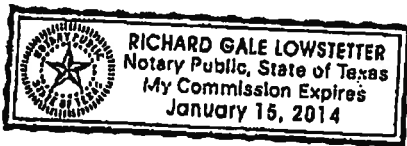
THE STATE OF TEXAS

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COUNTY OF HARRIS

THIS INSTRUMENT was acknowledged before me on this the 27 day of NOVEMBER, 2012 by the said DAVID WESTPHAL, Secretary of LAKES ON ELDRIDGE COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.

  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



After Recording Return To:  
Daughtry & Jordan, P.C.  
17044 El Camino Real  
Houston, Texas 77058

**RECORDER'S MEMORANDUM:**

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR FACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.  
THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me, and was duly RECORDED, in the Official Public Records of Real Property of Harris County, Texas

DEC -7 2012



  
CLERK  
HARRIS COUNTY, TEXAS

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