



**Cinco Ranch Residential Association II, Inc.
GUIDELINES FOR RESIDENTIAL FENCES**

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS, the Association, acting through its Board of Directors and the DRC, desire to exercise the authority granted to it by the provisions of the Declaration of Protective Covenants for Cinco Ranch Southwest Residential Properties, ("the Declaration" filed September 13, 2006, file #2006114307) to maintain the harmonious and architectural design of the Association in accordance with the provisions of the Declaration; and

WHEREAS, the Board of Directors of the Association desire to establish guidelines with respect to the type, quality and color of exterior additions and modifications on lots within Cinco Ranch Residential Association II, Inc., to be followed by the Design Review Committee (DRC), so that harmonious exterior design within the Association is consistently maintained;

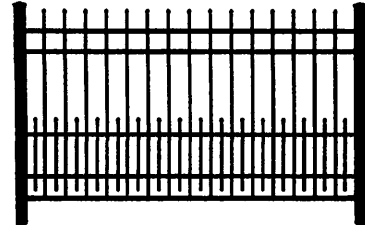
WHEREAS, the Declaration further provides that the DRC shall have the discretion to approve or disapprove plans and specifications for buildings, additions or modifications on the basis of color, quality of building materials and harmony of external design with existing structures for all properties within the Cinco Ranch Residential Association II, Inc.; and

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors of the Association hereby adopts the following guidelines relating to residential fences on lots within Cinco Ranch Residential Association II, Inc., which guidelines shall supplement the Architectural Design Guidelines and applicable restrictive covenants set forth in the Declaration:

- (1) Unless otherwise noted herein, fencing standards must be harmonious within the neighborhood and adhered to as recorded in the Cinco Ranch Southwest and Northwest Residential Design Guidelines. Metal fencing will refer to wrought iron or approved aluminum materials.
- (2) When replacing a fence, it must be of like material (metal, wood or masonry) and conform to the specifications herein in order to maintain harmony with the surrounding fences. Original fences may be constructed of wood, metal, or masonry, based on original construction and the lot location and surrounding property. Vinyl, chain link, and wire fencing is prohibited.
- (3) When replacing a fence, the location must be as originally installed by the builder.
- (4) All metal fences shall be five (5) feet in height adjacent to amenity areas and be set three inches from the natural ground.
- (5) Rear metal fences on greenbelts and lakes may transition to a side and front yard wood fence that encloses the remainder of the back yard. To account for grade change, metal fences may step up or down uniformly with a six (6) inch maximum elevation change per step, as needed.
- (6) Gates in rear fences adjacent to greenbelts or lakes with walking trails will require DRC approval.
- (7) Metal fences require continuous welded connections. Aluminum fences jointed to iron fences will require mechanical isolation joints.
- (8) Metal posts require concrete footings.

- (9) Metal fences shall be painted or powder coated black and be maintained.
- (10) Metal fences may step up or down uniformly with a six inch (6") maximum elevation change per step as needed to account for grade changes.

- (11) Bottom portion "puppy bars" or "puppy panels" are permitted on metal fences. Puppy bars / panels include the addition of one wrought iron or aluminum bar with additional vertical bars attached (see sample right). Puppy bars / panels may not contain decorative elements and must match the iron or aluminum fence as close as possible. No mesh is permitted along fencing.



- (12) All wood fences shall be constructed with #1 cedar 1x6 pickets and #2 treated (southern yellow pine or cedar) posts and three rails. Pickets are to be attached with screw or ring shanked shank nails, on a straight-line guide. Used material is not allowed. Pine or "Rightwood" pickets are not allowed.
- (13) All newly constructed fences will require the addition of a two (2) inch by six (6) inch rot board where not originally in place. A fence with a permitted rot board shall not exceed six (6) feet six (6) inches in overall height except for publicly visible fencing which also requires a continuous 2x6 cedar cap with a 1x2 cedar trim.
- (14) Wood fences on lot lines common with neighboring lot lines shall be installed as a good neighbor fence. Alternating eight-foot panels of solid pickets and exposed rails are intended to provide a consistent fence to each abutting property. An owner may not remove any section(s) of the good neighbor fence without express written permission of the neighboring owner(s) and the Association. An owner may install solid pickets over the exposed rail portions of their good neighbor fence so that their interior fence in its entirety has a smooth finish.
- (15) All fences visible to the public shall have the finished side out and shall have a continuous 2x6 cedar cap with a 1x2 cedar trim.
- (16) Gates shall be thirty-six (36) inches to forty-two (42) inches wide. Double gates are considered on a case by case basis. Scrollwork and/or ornate latches or handles are not permitted. Latches and handles must be black.
- (17) Fence Sealant, Paints or Stains: In order to prevent inconsistent color matches with the fences throughout the community, the application of any pigmented sealant, paints, or stains is prohibited on any lot fencing except for breezeway fences (between house and garage) which must be submitted for approval and reviewed on an individual basis.

- Wolman Clear Water Repellant Sealant
- Behr Water Proofing Wood Protector
- Agra-Life Lumber Seal Clear Wood Sealant
- TriCoPolymer VOC Free Non-Toxic Fence Seal
- Thompson's Clear Water Sealant

These guidelines are effective upon recordation in the Public Records of Fort Bend County and supersede any guidelines for residential fences which may have previously been in effect.

Approved and adopted by the Board on this 19 day of September 2018.



Leonce Trae Miller President
Cinco Ranch Residential Association II, Inc.

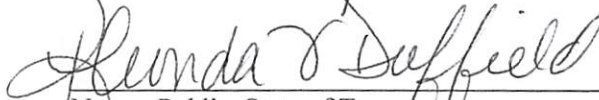


John Cole, Secretary
Cinco Ranch Residential Association II, Inc.

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

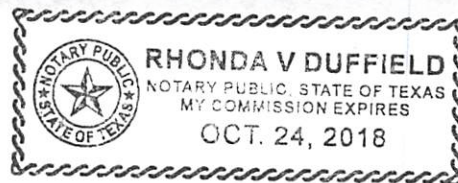
Before me, the undersigned authority, on this day personally appeared Leonce Trae Miller, President and John Cole, Secretary, of Cinco Ranch Residential Association II, Inc., a Texas corporation, known to me to be the persons and officers whose names are subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 19 day of September 2018.



Notary Public, State of Texas
Printed Name: Rhonda V DUFFIELD
My commission expires: OCT 24 2018

After recording, please return to:
Cinco Ranch Residential Association II, Inc.
c/o C.I.A. Services, Inc.
8811 FM 1960 Bypass, Suite 200
Humble, Texas 77338



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Laura Richard, County Clerk
Fort Bend County Texas

September 27, 2018 03:05:22 PM

FEE: \$19.00 DP2

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