

CARRIAGE HILLS COMMUNITY IMPROVEMENT ASSOCIATION
PERIMETER FENCE REGULATIONS

WHEREAS, the property encumbered by these Perimeter Fence Standards is that property initially restricted by the Declaration of Restrictions for Carriage Hills-Section I, recorded under Montgomery County Clerk's File No. 7813742, and the Declaration of Restrictions for Carriage Hills-Sections II and III, recorded under Montgomery County Clerk's File No. 7853400, as same have been or may be amended from time to time (collectively referred to herein as the "Declaration"), and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of the Carriage Hills Community Improvement Association (the "Association"); and

WHEREAS, any reference made herein to approval by the Architectural Control Committee ("ACC") means prior written approval by the ACC;

NOW THEREFORE, pursuant to the authority granted in Section 202.203(c)(2) of the TEXAS PROPERTY CODE the Board of Directors of the Association (the "Board"), hereby adopts these Perimeter Fence Regulations (the "Regulations"), which shall run with the land and be binding on all owners and lots within the encumbered property.

I. Regulations

a) Applicability

These Regulations apply to any fence that is or will be constructed on any part of any lot forward of the front or side building or setback line as described in the Declaration and/or indicated on the Plat Map of the subject lot, as well as to any fence that is or will be constructed forward of the front or side of any home on which faces a road or is adjacent to a County right-of-way (herein referred to as a "Perimeter Fence").

b) Approvals

All Perimeter Fences must be approved by the ACC prior to construction. The lot owner must submit a completed application to the ACC with a site plan showing the proposed location of the Perimeter Fence, along with drawings, photographs, or samples sufficient to demonstrate the type of fencing and masonry materials for the proposed construction and to demonstrate compliance with these Regulations.

c) Height

The height of any Perimeter Fence may not exceed six feet.

d) Materials

All Perimeter Fences must be constructed of wrought iron style and be black in color and include masonry pillars as further set forth below.

e) Design

- (1) The top of the Perimeter Fence must be flat and may not include spikes, spears, or finials. Balusters may not extend above the horizontal top rail.
- (2) Spacing between horizontal balusters may not exceed 4 inches or be less than 2 inches. Width of balusters may not exceed 1 inch.
- (3) Any Perimeter Fence segment facing a road, or adjacent to a County right-of-way, must include access gates where established walkways or driveways exist. along that segment.
- (4) Masonry pillars must be installed at the front lot corners, on each side of the driveway, and any gates and other opening greater than 48" wide' or termination of the fence line which faces a County right-of-way.
- (5) Masonry pillars must be in harmony with the existing structure(s) on the lot.
- (6) Masonry pillars must have a square base and have a width between 12 and 18 inches.
- (7) Masonry pillars shall have a top or cap stones that are slopped for shedding water.
- (8) Additional masonry pillars may be required if, in its sole discretion, the ACC determines that additional column are necessary to harmonize the design of the fence with the neighborhood and existing structures;

f) Upkeep and Maintenance

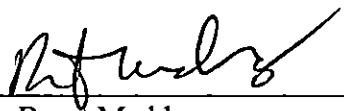
Perimeter fences must be maintained in a neat and orderly condition, free of rust and in a fully upright and functional condition, without leaning, bowing, or other structural defects.

g) Other Considerations

- (1) Notwithstanding anything else herein, no perimeter fence may extend onto any easement or right-of-way.
- (2) Any construction of a Perimeter Fence that does not comply with these Regulations will be considered a deed restriction violation.

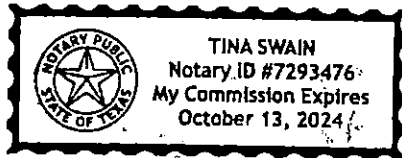
Executed on this the 2nd day of June, 2022, by

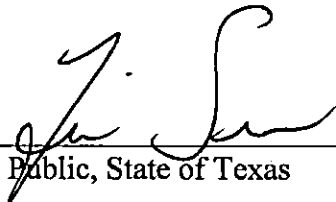
Carriage Hills Community Improvement Association, Inc.,

By: 
Brent Maddux
President

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the 2nd day of JUNE 2022 by Brent Maddux, President, for Carriage Hills Community Improvement Association, Inc., a Texas nonprofit corporation on behalf of such corporation.





Notary Public, State of Texas

After Recording Please Return To:

Carriage Hills Community Improvement Association, Inc.
c/o Crest Management Company, AAMC
17171 Park Row, Suite 310
Houston, Texas 77084