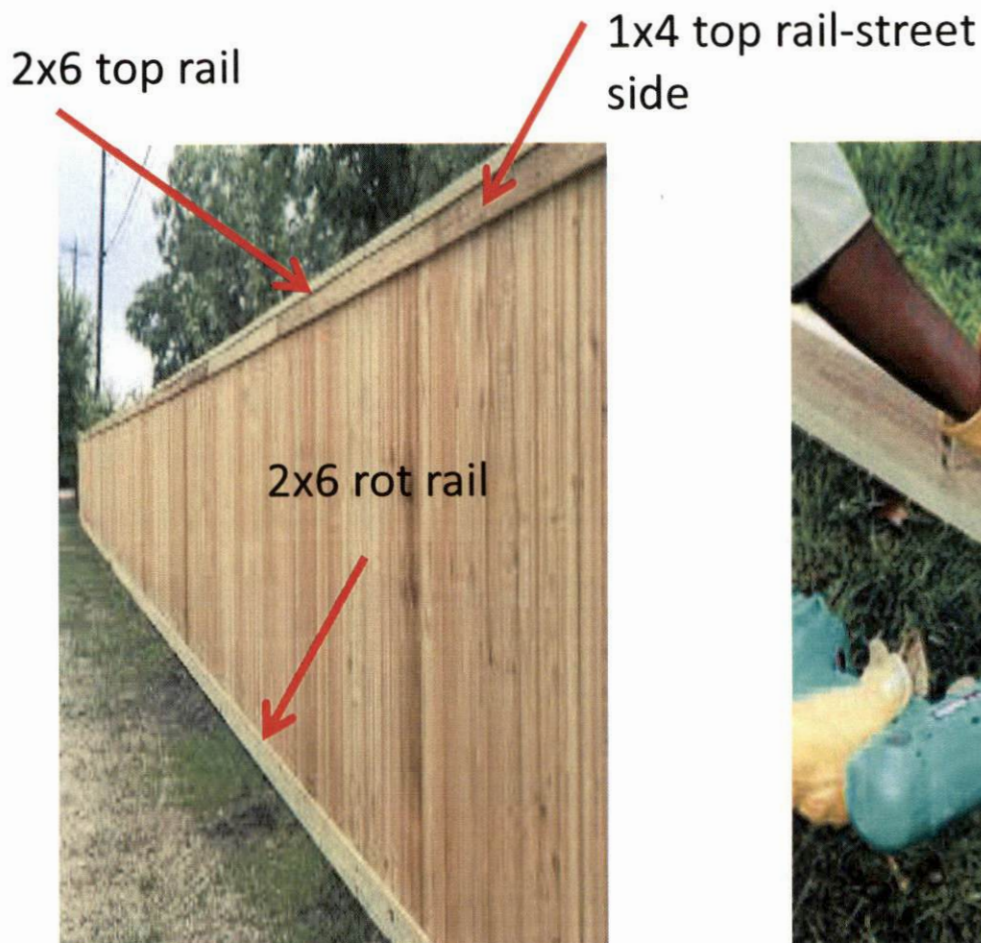


## FENCE SPECIFICATIONS JUNE 2015

(these specifications coincide with good construction practices and classic lumber sizes)



1. These specifications are to be used for all wood fences that face Waterside Estates Circle, Lewisville Drive, Farmer Road and West Bellfort Street.
2. Cut the rails so joints fall at the center of posts and the ends butt together tightly. Fasten the rail to the posts with 3" deck screws or 16 penny galvanized nails. DO NOT go between the 4x4s, but across the face. AND no joints mid span.
3. The maximum height of the fence should be no more than 78 inches.
4. 2 x 6 rot board along the bottom of the street side fence to support the pickets
5. 4 x 4 post should be set at least 2 feet deep into concrete 8 feet apart and Pressure Treated

6. Prior to setting the posts into the hole, 2" of stone gravel must be placed into the hole for drainage
7. Concrete to be mixed prior to setting the post in a 24" deep x 10" dia hole. Fast setting cement is NOT recommended. Cement is to fill the hole at a minimum of 20" depth.
8. 1 x 4 top rail board is used across the pickets on the street side
9. 2 x 6 top rail board is used across the top of the fence
10. Three 2 x 4 boards across the yard side of the pickets for stabilization
11. Cedar pickets should be used and should face the street. All fencing facing a street, a major thoroughfare, the HOA Reserve or Amenity
12. Fencing shall be constructed with the fence boards (pickets) facing outward toward that street or major thoroughfare.
13. The fence must be stained Behr-Tug Boat stain for maintaining a consistent appearance ..
14. We recommend .60 pcf (CCA or ACQ) for use in ground contact.
15. The fence line must be consistent with adjoining properties
16. NO more than 2 butt joints per post.
17. DO NOT BUTT vertical panels. A uniform spacing of a maximum 3/8 inch is required.

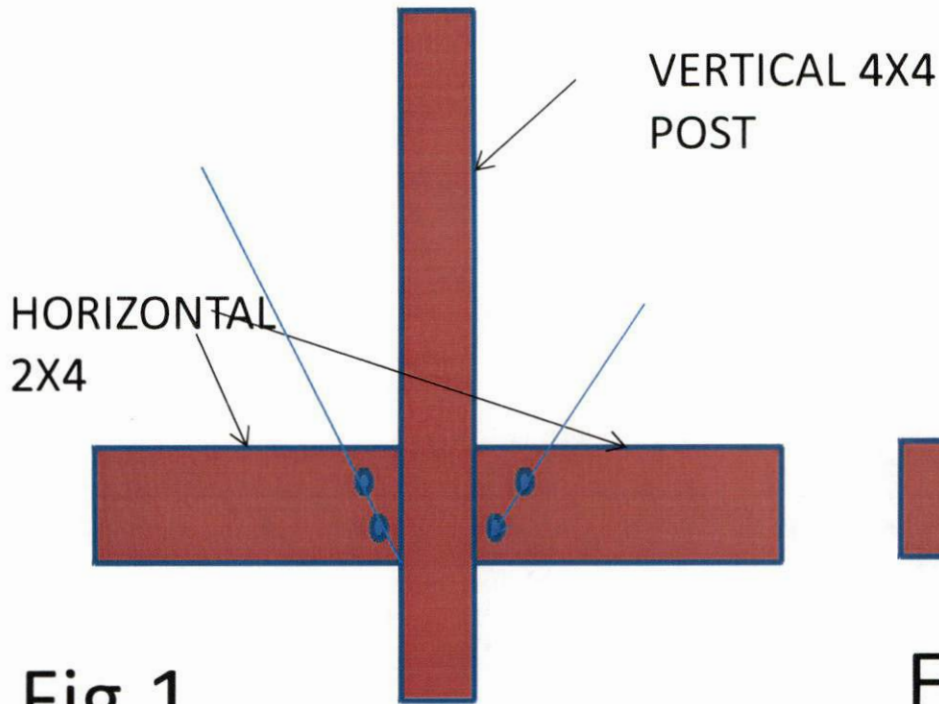


Fig.1

**NOT** RECOMMENDED JOINT

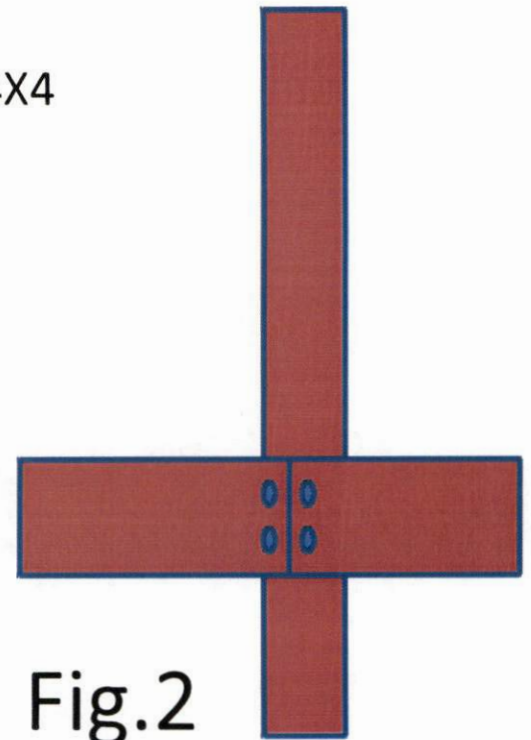
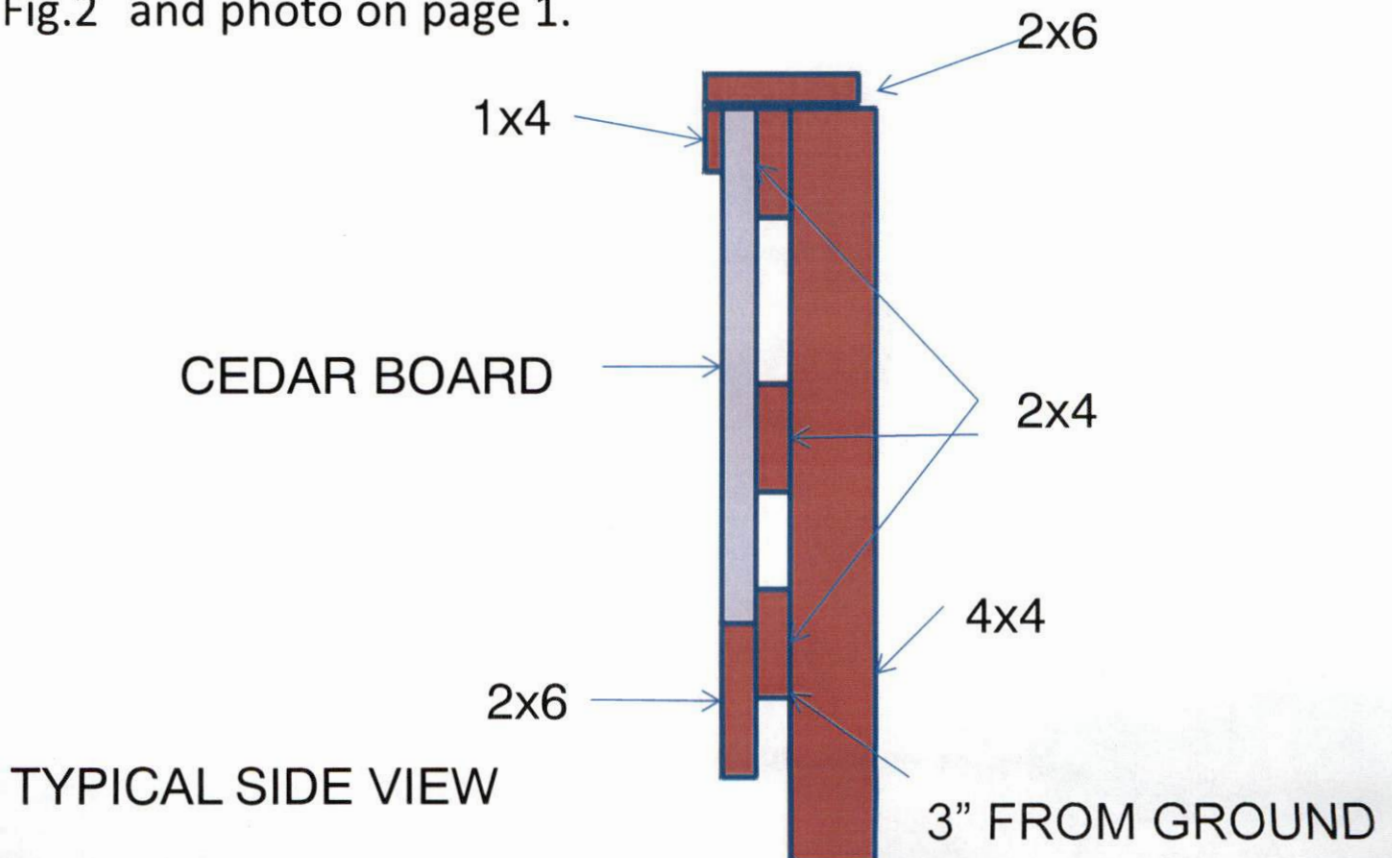


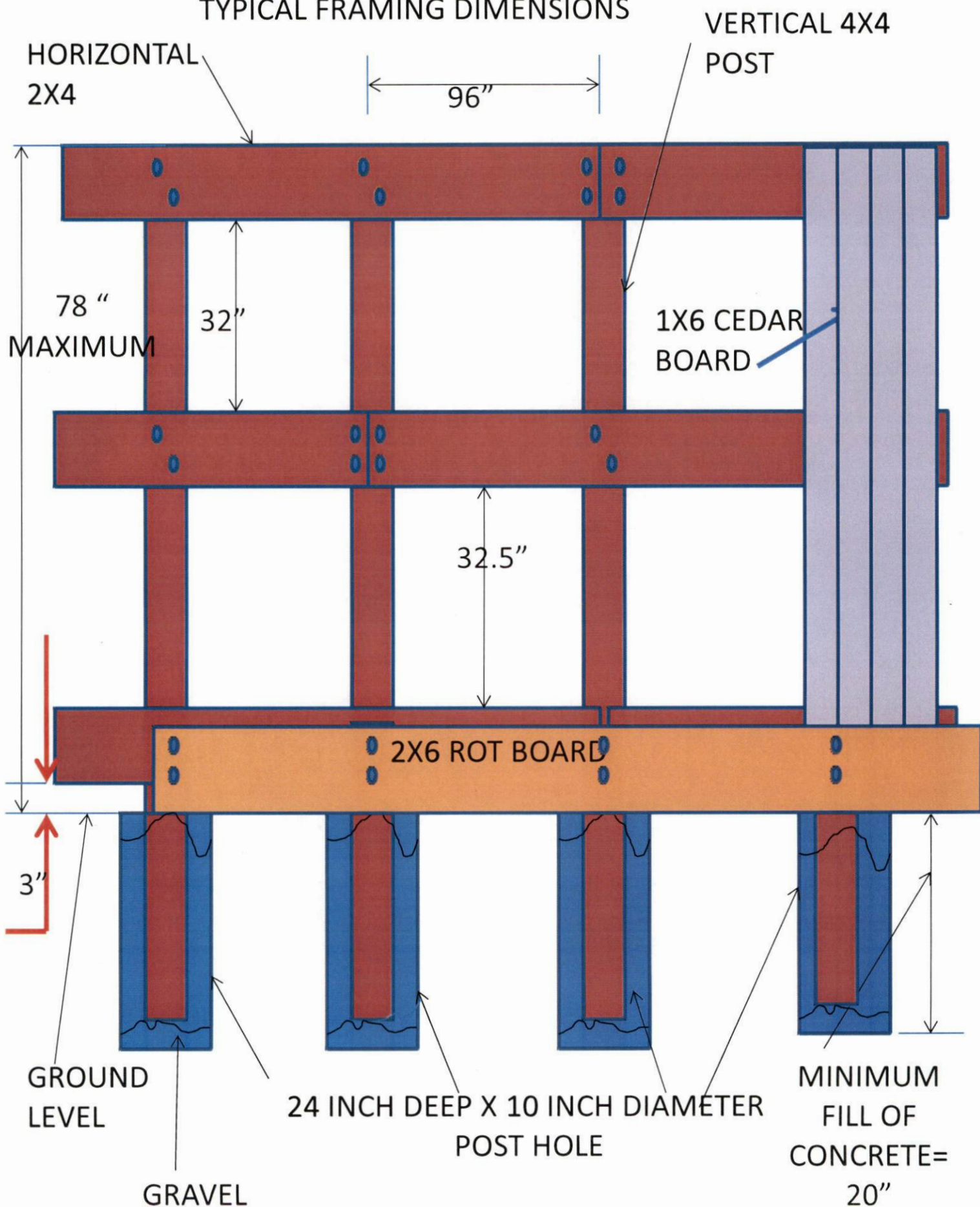
Fig.2

RECOMMENDED JOINT

1. Do not butt horizontal 2x4 and toe nail to 4x4 post as shown in Fig.1
2. Overlap horizontal 2x4 and flush nail to 4x4 post as shown in Fig.2 and photo on page 1.



# TYPICAL FRAMING DIMENSIONS





**CERTIFICATION**

STATE OF TEXAS

§  
§  
§

COUNTY OF FORT BEND

Pursuant to §202.006 of the Texas Property Code, I do hereby certify, as follows:

(1) I am the President of Waterside Estates Community Association, Inc., a Texas non-profit corporation;

(2) An Instrument titled: "**Fence Specifications**", is attached hereto;

(3) The property affected by the said Instrument is described as, to wit:

Waterside Estates, Sections 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 13, and Waterside Village, Section 3, additions in Fort Bend County, Texas, according to the maps or plats thereof, recorded in the Map Records of Fort Bend County, Texas, under Slide Nos. 1952A, 1950B, 1951B, 2069B, 2069A, 2068B, 2355B, 2356A, 2421A, 2511A, 2510A, Clerk File Nos. 20040062 and 20040103, and Slide No. 2509B; respectively, along with any amendments, supplements, replats, annexations and any other property brought into the jurisdiction of the Association now or in the future;

(4) The attached Instrument is a true and correct copy of the original and has been approved and adopted by the Board of Directors.

IN WITNESS WHEREOF, I have subscribed my name on this 26 day of August, 2015.

By: *Romain Barski*

Print Name: Romain Barski

STATE OF TEXAS

§  
§  
§

COUNTY OF FORT BEND

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

Given under my hand and seal of office this 26<sup>th</sup> day of August, 2015.

*Lisa Denise Presley*  
Notary Public, State of Texas

After recording return to:  
HOLT & YOUNG, P.C.  
9821 Katy Freeway, Ste. 350  
Houston, Texas 77024

