



**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.