

III. SWIMMING POOL ENCLOSURES POLICY

A. DEFINITIONS

For purposes of this Policy, “*Swimming Pool Enclosure*” means a fence that:

1. Surrounds a water feature, including a swimming pool or spa, located on a Lot within the Property;
2. Consists of transparent mesh or clear panels set in metal frames;
3. Is not more than 6 feet in height; and
4. Is designed to not be climbable.

B. SWIMMING POOL ENCLOSURES

1. **Approved Swimming Pool Enclosures**

The installation of a Swimming Pool Enclosure that is black in color, consists of transparent mesh set in metal frames, is less than or equal to 6 feet in height, and conforms to all applicable state or local safety requirements (“*Approved Swimming Pool Enclosure*”) is considered pre-approved by the ARC and does not need to be submitted to the ARC for review and approval.

2. **Swimming Pool Enclosures Requiring ARC Approval**

The installation of a Swimming Pool Enclosure, other than an Approved Swimming Pool Enclosure, on a Lot requires prior written approval from the ARC. Any such Swimming Pool Enclosure is subject to the following parameters:

- (a) Swimming Pool Enclosures may not exceed 6 feet in height, unless otherwise approved by the ARC.
- (b) Swimming Pool Enclosures must conform to all applicable state or local safety requirements.
- (c) Swimming Pool Enclosures may contain frames (a) composed of materials such as, by way of illustration and not limitation, metal, wood, or polycarbonate plastic; and (b) composed of colors such as, by way of illustration and not limitation, white, silver, transparent, or black tones.
- (d) Swimming Pool Enclosures may contain panels or screens (a) composed of materials such as, by way of illustration and not limitation, transparent mesh, glass, or polycarbonate plastic; and (b) composed of colors such as, by way of illustration and not limitation, clear, white, or light blue.

The submission of plans related to a Swimming Pool Enclosure must include a completed application for ARC review, a site plan showing the proposed location of the Swimming Pool Enclosure, the type of Swimming Pool Enclosure to be used, and a copy of the manufacturer's brochures or a sample of material, if applicable. In considering the appearance of a Swimming Pool Enclosure, the ARC may take into account such factors including, but not limited to, the overall size of the pool, the size and configuration of the Lot, the location of the Lot in the Property, the location of the pool and Swimming Pool Enclosure on the Lot, and the visibility of the Swimming Pool Enclosure from streets, other Lots, and Common Areas.

The installation of a Swimming Pool Enclosure that is not in compliance with this Policy is considered a violation of the Dedicatory Instruments governing the Property.

[SIGNATURE PAGE FOLLOWS]

CERTIFICATION

I certify that, as President of Clopton Farms Community Association, Inc., the foregoing Swimming Pool Enclosures Policy was approved on the 26 day of August, 2024, at a meeting of the Board of Directors at which a quorum was present.

DATED, this the 26 day of August, 2024.

By: [Signature]
Print Name: Daniel Gilliam
Title: President

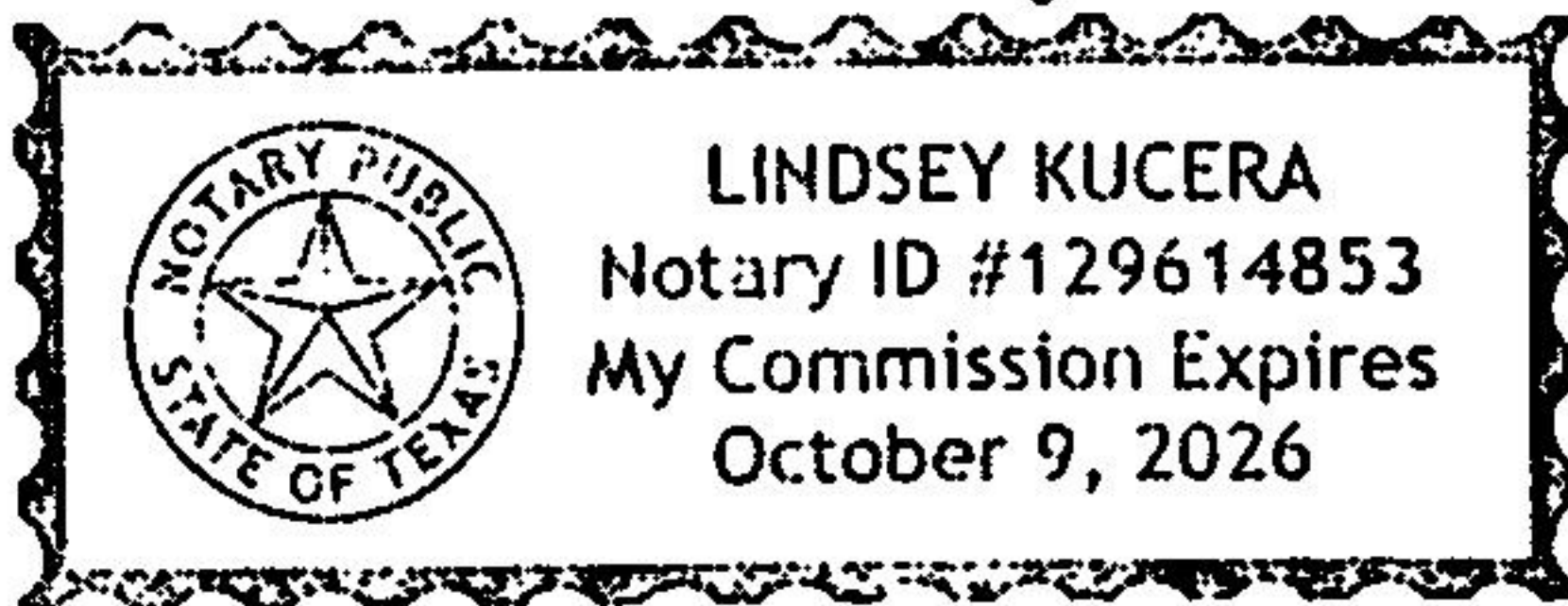
THE STATE OF TEXAS

COUNTY OF HARRIS

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BEFORE ME, on this day personally appeared Daniel Gilliam, the President of Clopton Farms Community Association, Inc., known by me to be the person whose name is subscribed to this instrument, and acknowledged to me that s/he executed the same for the purposes and in the capacity stated in this instrument, and as the act and deed of said corporation.

Given under my hand and seal this the 26 day of August, 2024.



[Signature]
Notary Public – State of Texas

After Recording Please Return To:
Lisa L. Gambrell
Isabella L. Vickers
Roberts Markel Weinberg Butler Hailey PC
2800 Post Oak Blvd., 57th Floor
Houston, Texas 77056

E-FILED FOR RECORD

10/29/2024 01:08PM



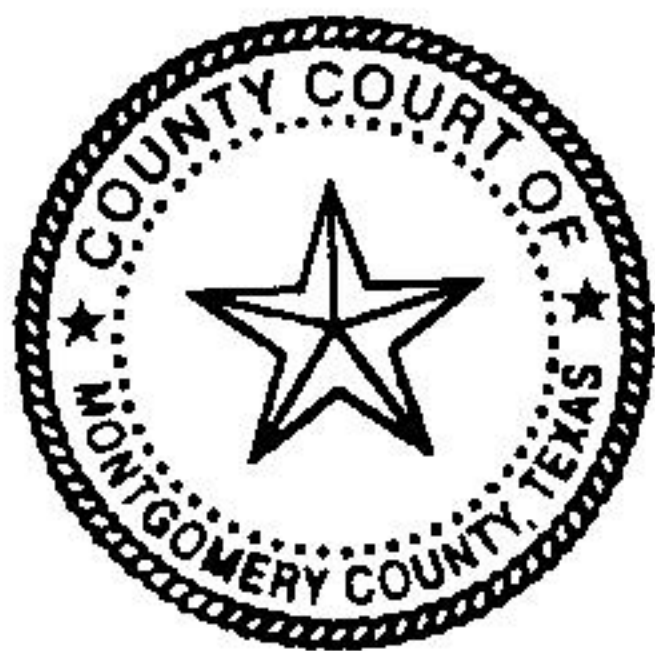
L. Brandon Steinmann

County Clerk,
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number sequence on the date and time stamped herein by me and was duly e-RECORDED in the Official Public Records of Montgomery County, Texas.

10/29/2024



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas