



**ADDITIONAL DEDICATORY INSTRUMENT  
for  
GREATWOOD COMMUNITY ASSOCIATION, INC.**

THE STATE OF TEXAS           §  
                                                          §  
COUNTY OF FORT BEND       §

BEFORE ME, the undersigned authority, on this day personally appeared Margaret R. Maddox who, being by me first duly sworn, states on oath the following:

My name is Margaret R. Maddox I am over twenty-one (21) years of age, of sound mind, capable of making this affidavit, authorized to make this affidavit, and personally acquainted with the facts herein stated:

I am the Attorney/Agent for GREATWOOD COMMUNITY ASSOCIATION, INC. Pursuant with Section 202.006 of the Texas Property Code, the following documents are copies of the original official documents from the Association's files:

1. **COLLECTION POLICY**
2. **RESOLUTION REGARDING COVERED PATIOS**
3. **RESOLUTION REGARDING AMENDED ARCHITECTURAL CONTROL GUIDELINES FOR LIGHTING**
4. **RESOLUTION REGARDING AMENDED ARCHITECTURAL CONTROL GUIDELINES FOR FENCES**

for

**GREATWOOD COMMUNITY ASSOCIATION, INC.  
A TEXAS NON-PROFIT CORPORATION**

DATED this 8<sup>th</sup> day of November, 2023.

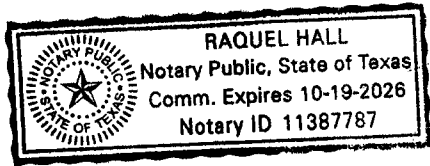
**GREATWOOD COMMUNITY  
ASSOCIATION, INC.**

BY: *Margaret R. Maddox*

Margaret R. Maddox, Attorney/Agent  
(Printed Name)

THE STATE OF TEXAS           §  
                                          §  
COUNTY OF HARRIS           §

THIS INSTRUMENT was **acknowledged** before me on this the 8<sup>th</sup> day of November, 2023 by the said Margaret R. Maddox, Attorney/Agent for GREATWOOD COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.



Raquel Hall  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

After Recording Return To:  
Daughtry & Farine, P.C.  
17044 El Camino Real  
Houston, Texas 77058  
ATTN: MRM

**GREATWOOD COMMUNITY ASSOCIATION, INC.**  
**RESOLUTION REGARDING AMENDED**  
**ARCHTECTORAL CONTROL GUIDELINES**  
**FOR FENCES**

WHEREAS, the Board of Directors of Greatwood Community Association, Inc. (hereinafter the “Association”), a Texas non-profit corporation, does by this writing consent to the following actions and adopt the following resolution:

WHEREAS, Association’s Declaration of Protective Covenants and Supplemental Declaration for Greatwood subdivision are filed of record at Fort Bend County Clerk’s File No.’s 2147377/8940912 and 1999048154, respectively, or replats, etc., thereto (collectively referred to as the “Deed Restrictions”) and the Association’s Amended & Restated Architectural Control Guidelines are filed of record at Fort Bend Clerk’s File No. 2020036325 (the “ACC Guidelines”) along with any amendments thereto;

WHEREAS, the Board of Directors (hereinafter the “Board”) desires to fulfill the Association’s purpose set forth in the Declaration Preamble to provide a “general plan of improvement for the benefit of all owners of real property within the Properties...provide a flexible and reasonable procedure for the overall development of the Properties, and to establish a method for the administration, maintenance, preservation, use and enjoyment of such Properties;”

WHEREAS, Article IX, Section 3 of the Declaration provides that “[t]he Association, through its Board of Directors, may make and enforce reasonable rules and regulations...which rules and regulations shall be consistent with the rights and duties established by this Declaration;” and

WHEREAS, the Association acting through its Board of Directors, desires to update its rules in regard to fences.

NOW, THEREFORE, BE IT RESOLVED, that the following Guidelines Regarding Fences and are hereby AMENDED to read as follows and are hereby adopted:

**GUIDELINES REGARDING FENCES**  
***MINIMUM ACCEPTABLE STANDARDS***  
***(Updated September 2023)***

**6.0 FENCES**

The minimum acceptable standards for fences are as follows: (All guidelines below are intended to comply with current Texas statutes. If there are any conflicts between the two, state law shall prevail.)

- 6.1 **All fence replacements must be in kind in accordance with the Guidelines and other documented community standards.**
- 6.2 Properties with pools must have a self-latching gate with a spring installed on all gates as required by Texas Law.
- 6.3 All homes must have some type of fence and gate surrounding their property, if applicable, in accordance with the guidelines below.

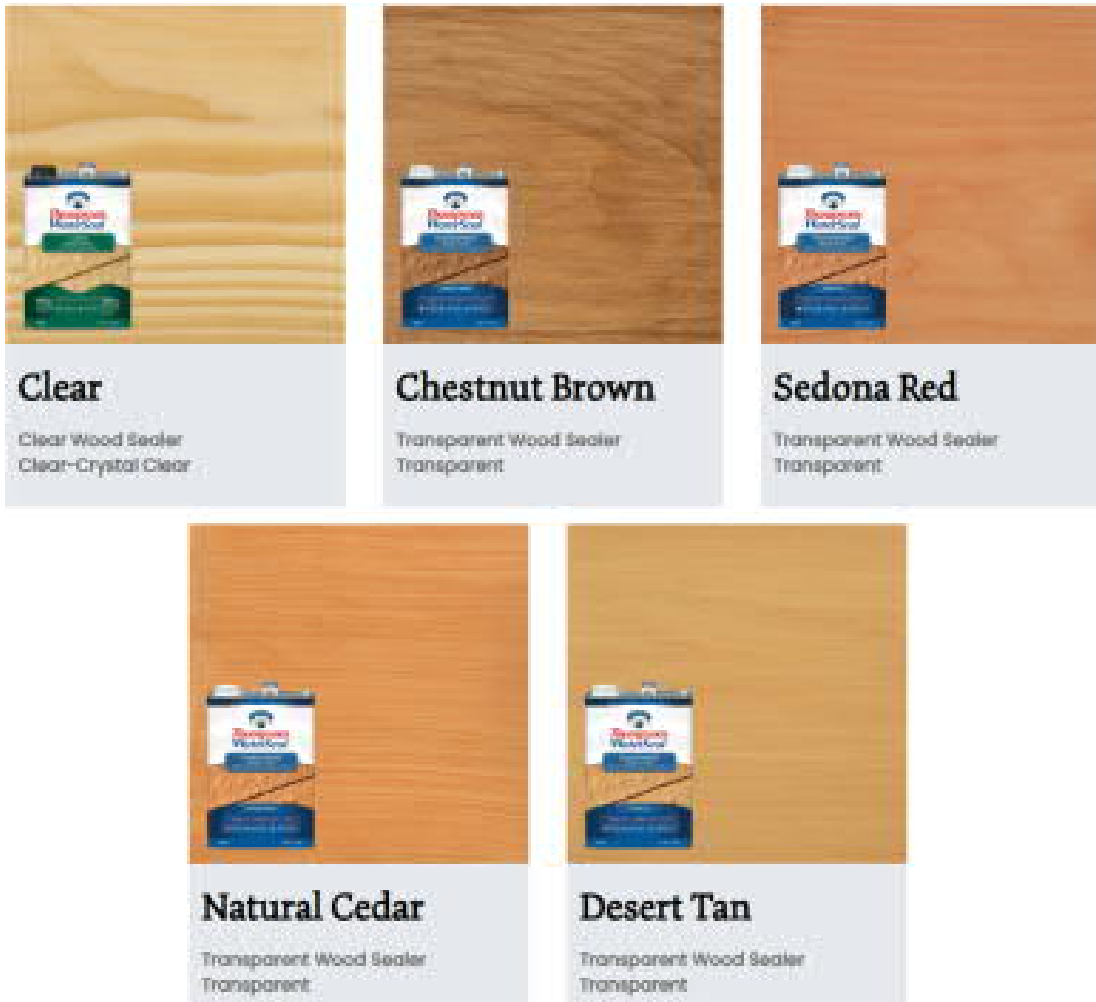
## WOOD

- 6.4 Wood shall be redwood or cedar.
- 6.5 Perimeter fence height shall be six (6) feet. Where required to be capped, the fence height is 6'3" and if there is also a baseboard at the bottom, the fence height is 6'6". (Fences between the house and garage are considered breezeways and are covered by the breezeway section below.)
- 6.6 Fences erected between neighboring houses shall be a "good neighbor" fence with alternating eight (8) foot wide panels of solid pickets and exposed rails.
- 6.7 Corner lot fences, fences between lots, and any fence paralleling the fronting street, a levy, a utility easement, a drainage channel, a walking path or any other area visible to other residents and guests shall be installed with the finished side facing the street, levy, utility easement, drainage channel, walking path or any other area visible to other residents and guests. It must also be capped with a horizontal board of standard 2 x 6 lumber top rail.
- 6.8 Tops of fences must be level all the way across. If sections must be stair stepped due to significant change in elevation, prior ACC approval is required, and all pickets of each section must be level to each other.
- 6.9 Diagonal and horizontal fencing is not allowed.
- 6.10 Decorative panels, doggy windows, lattice work, screens, etc. are not permitted in or on the fence visible from the street, levy, utility easement, drainage channel, walking path or any other area visible to other residents and guests. The below photos are examples of decorative panel fencing.



- 6.11 The fence shall be in harmony with the neighborhood.
- 6.12 The fence shall be well maintained.

6.13 Fences may be sealed with clear coat; however, the following colored stains are approved and permitted:



## **WROUGHT IRON**

- 6.14 Fence shall be of wrought iron or galvanized materials.
- Vertical pickets shall be three-fourths (3/4) inch square bar with caps spaced on four (4) inch centers.
  - Posts shall be two (2) or three (3) inches square with caps spaced on eight (8) feet centers.
  - Top and bottom rails shall be one and a half (1 ½) inch square bar.
- 6.15 Fence height shall be six (6) feet. (Fences between the house and garage are considered breezeways and are covered by the breezeway section below.)
- 6.16 Replacement fences shall be the same height as the existing fence and in accordance with other documented community standards.
- 6.17 All pickets shall have flat top cap. No ornamental features are allowed.
- 6.18 Decorative panels are not permitted in the fence.

- 6.19 Fence shall be painted black.
- 6.20 The fence shall be well maintained.
- 6.21 Gates shall match the fencing construction.
- 6.22 Gates across residential entry doors are not allowed.

### **BREEZEWAY**

- 6.23 A breezeway is defined as the fence between the house and a detached garage.
- 6.24 Fences may be cedar, redwood, wrought iron or brick, and must be between four (4) and six (6) feet tall. Brick pony walls may be installed as long as the brick matches the home, the wall is four (4) feet in height and contains a wrought iron gate.

### **PERIMETER SECURITY FENCING FOR FRONT YARD**

- 6.25 Rear yard perimeter fencing is subject to the existing recorded dedicatory instruments for the Association and is not changed or altered by this Policy.

Any fencing installed for security purposes in front of the front building line of the owner's lot shall be approved in writing by the Architectural Review Committee prior to installation, to ensure harmony with the exterior of the residence and neighboring properties.

Any wood, vinyl, wire, or chain link fencing is strictly prohibited in front of the front building line of the lot.

Wrought iron-style fencing no higher than six feet (6') is acceptable; however, the design and layout of the fencing shall first be approved in writing by the ARC prior to installation to ensure harmony with the exterior of the residence and neighboring properties. Whenever possible, any such fencing should contain columns which match the exterior masonry of the residence.

Any security fencing shall not block pedestrian access to rights-of-way and/or sidewalks.

All fencing shall be kept in good condition and repair at all times, so as not to detract from the overall appearance of the property.

The Board of Directors of the Association has established these Guidelines in accordance with the authority granted to them by the provisions of the Deed Restrictions. The guidelines are established to assure a uniform, fair and reasonable interpretation of Association's governing documents related to regulation of the subdivision. These procedures and guidelines may be amended by the Board of Directors of the Association from time to time as it deems necessary and appropriate.

ADOPTED this 20 day of OCTOBER, 2023.

GREATWOOD COMMUNITY  
ASSOCIATION, INC.

BY: [Signature]  
Signature

JIM KRUPA SECRETARY  
Printed Name and Title

THE STATE OF TEXAS       §  
                                          §  
COUNTY OF FORT BEND     §

THIS INSTRUMENT was acknowledged before me on this the 20 day of OCTOBER, 2023, by JIM KRUPA, BOARD SECRETARY of GREATWOOD COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.

[Signature]  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

