

42



**RESOLUTION OF THE OLD ORCHARD RESIDENTIAL REVIEW
COMMITTEE REGARDING CHANGES TO FENCING REQUIREMENTS**

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for the Old Orchard subdivision established the Old Orchard Residential Design Guidelines (the "Design Guidelines") which set the minimum requirements for design and construction of single family residences within the Old Orchard subdivision and which are to be used in architectural review of builder/owner plans.

WHEREAS, pursuant to Article I of the Design Guidelines, the Old Orchard Residential Review Committee (the "Committee") of O.O. Community Association, Inc. a Texas non-profit corporation (the "Association") may revise the Design Guidelines from time to time to better maintain the quality of the community.

WHEREAS, the Committee deems it to be in the best interest of maintaining the quality of the community to revise the Design Guidelines;

WHEREAS, at a meeting of the Committee on September 3 2014, at least a majority of the Committee was present and at least a majority of the Committee members present voted to adopt the resolutions set forth below;

NOW, THEREFORE, the Committee duly adopts the following resolutions:

Article II, Section F of the Design Guidelines previously read:

"F. Walls and Fences

Every residence must be fenced in accordance with these guidelines. With the exception of lake lots and certain perimeter locations along FM 1464, Oyster Creek and Shadowhawk golf course and as otherwise indicated below, all fencing shall be six (6) foot high cedar. The back lot line fencing or side lot line fencing for those lots backing or siding to roads, reserves, pipeline easements, drainage easements and the like must be installed with the pickets facing the street, reserve or easement. Lots backing or siding to certain thoroughfares and collector streets will have a perimeter fence installed by the developer, although developer may require reimbursement by builder at time of lot purchase. Wood fences on interior rear lot lines or interior side lot lines perpendicular to the fronting street shall be "good neighbor" fences with eight foot long panels alternating between solid pickets and exposed rails.

The rear of lots backing on a lake shall be fenced by the builder with a 48" high iron fence. The sides of the back yards of lots backing on a lake shall also be fenced by the builder with a 48" high iron fence from the rear lot line to a point at least 25' from the rear lot line. Specifications for such fence may be provided by Developer."

Article II, Section F of the Design Guidelines, is hereby amended to read as follows:

“F. Walls and Fences

Every residential lot must be fenced in accordance with these guidelines. All lots shall have fencing along the back lot line and side lot lines. All side lot line fencing shall terminate at the house with a minimum fence setback of five feet (5') from the front elevation of the house, however, in no instance shall mechanical equipment such as air conditioner units, heat pumps or pool equipment be allowed to be seen from the street or public view. With the exception of lake lots, all fencing of residential lots shall be constructed with #2 cedar 1x6 pickets which are six (6) feet tall. No “rot boards” or other boards raising the bottom of the pickets above ground level may be used.

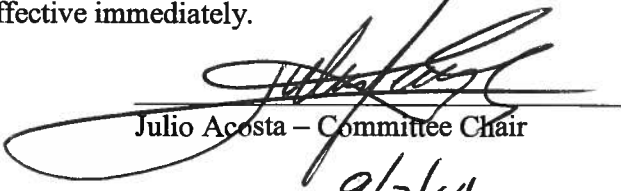
The back lot line fencing or side lot line fencing for those lots backing or siding to common areas, roads, reserves, pipeline easements, drainage easements and the like must be installed with the pickets facing the common area, street, reserve, or easement. Wood fences on interior rear lot lines or interior side lot lines perpendicular to the fronting street shall be “good neighbor” fences with eight (8) foot long sections of six (6) foot high cedar alternating between solid pickets and exposed rails. Wood fences or gates terminating at the house and parallel to the fronting street must be installed with the pickets facing the fronting street.

The rear of residential lots on a lake shall be fenced by the builder with a 48” high iron fence. The sides of the back yards of lots backing on a lake shall also be fenced by the builder with a 48” high iron fence from the rear lot line to a point at least 25’ from the rear lot line then continuing towards the front of the house or garage with the standard 6-foot high good neighbor wood fence terminating at the house or garage as applicable with a minimum fence setback of five feet (5') from the front elevation of the house. Notwithstanding any other provision, in no instance shall mechanical equipment such as air conditioner units or heat pumps be allowed to be seen from the street or public view. An exception to the 25-foot wrought iron side lot fence requirement would be if this distance would expose the side of the home causing a lack of privacy. In such case, the wrought iron fence along the side lot line would extend from the rear property line to the rear corner of the home.

The fencing guidelines in this section only apply to residential lots. These guidelines do not apply to the common areas, including, but not limited to:

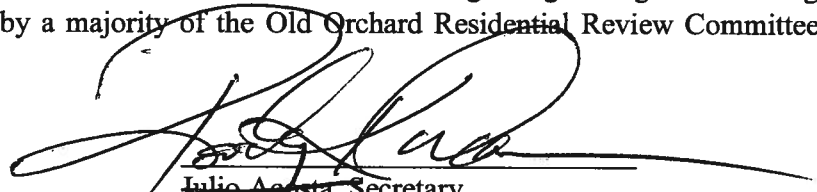
- Along FM 1464 limited to and including the Brick Walls and Metal Fencing
- Along Oyster Creek limited to Common Areas maintained by the O.O. HOA adjacent to Lake # 4 and Lake # 5 and Oyster Creek
- The Cul-de-Sac (Windmill Hill Dr.) between lots # 19 and # 20 in Section 7 adjacent to Shadowhawk golf course.”

ADOPTED: by the Old Orchard Residential Review Committee on the 3rd day of September, 2014, and to be effective immediately.


Julio Acosta – Committee Chair
Date 9/3/14

CERTIFICATE OF SECRETARY

I hereby certify as secretary of O.O. Community Association, Inc. that a quorum of the members of the Old Orchard Residential Review Committee was present and the foregoing Resolution of the Old Orchard Residential Review Committee Regarding Changes to Fencing Requirements was approved by a majority of the Old Orchard Residential Review Committee present.


Julio Acosta, Secretary
Rodney Warner
Date 9/3/2014

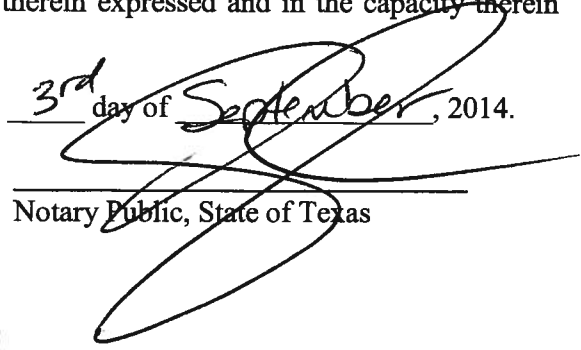
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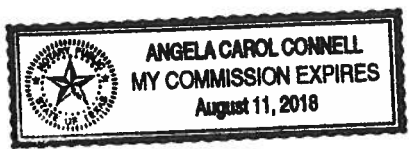
ACKNOWLEDGEMENT

STATE OF TEXAS §
§
COUNTY OF FORT BEND §

Before Me, the undersigned authority, on this day, personally appeared Julio Acosta, Committee Chair of the Old Orchard Residential Review Committee, whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as the act of the Committee for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 3rd day of September, 2014.


Notary Public, State of Texas



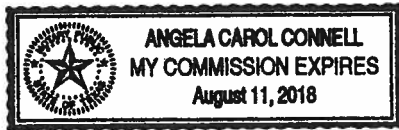
ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

Before Me, the undersigned authority, on this day, personally appeared ~~Julio Acosta~~ ^{Rodney Warner}, Secretary of O.O. Community Association, Inc., whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as the act of the Association for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 3rd day of September 2014.

Notary Public, State of Texas



AS PER ORIGINAL

**AFTER RECORDING RETURN
TO:**

Gary F. Cerasuolo
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7500 San Felipe, Suite 410
Houston, Texas 77063

**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Dianne Wilson

Dianne Wilson, County Clerk
Fort Bend County, Texas

October 01, 2014 01:06:12 PM

FEE: \$21.00 RMM
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