



Laura Richard
Laura Richard, County Clerk
Fort Bend County Texas
Pages: 3 Fee: \$ 21.00

SECRETARY'S CERTIFICATE OF FILING

I, Jameson Frey, certify that:

I am the duly qualified and acting secretary of Covington Woods Community Association, Inc., a duly organized and existing Texas non-profit corporation.

The attached instruments are true original and/or copies of unrecorded Dedicatory Instruments, as that term is defined by Section 202.001 of the Texas Property Code, pertaining to Covington Woods Community Association, Inc., a subdivision located in Fort Bend County, Texas.

The attached instrument(s) is/are being presented for recording in the Official Public Records of Real Property of Fort Bend County, Texas, pursuant to Section 202.006 of the Texas Property Code.

Dated: 5-14-19

Jameson Frey [printed name]
Secretary, Covington Woods Community Association, Inc.

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 14th day of May, 2019, by Jameson Frey, Secretary of Covington Woods Community Association, Inc., a Texas non-profit corporation, on behalf of said corporation.

[Signature]
Notary Public in and for the State of Texas

AFTER RECORDING, RETURN TO:

Lori E. Alderson
1523 Avenue A
Katy, Texas 77493



**Minimum Acceptable Construction Standards for Wood Fences
in Covington Woods For Lots Bordering Jess Pirtle Blvd.**

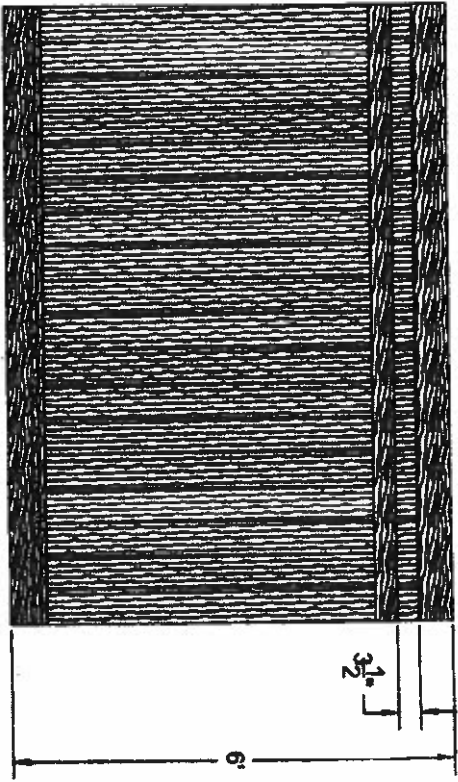
1. Maximum allowable height for wood fences for lots bordering Jess Pirtle Blvd shall be seventy-two inches (72").
2. Fences located on the rear setback line, or side setback line where applicable, shall meet the minimum height of seventy-two inches (72") for lots backing up to Jess Pirtle Blvd.
3. For lots bordering Jess Pirtle Blvd, a 2x6 rot board is required to be attached to the bottom of the fence. Pickets must sit flush on top of rot board facing Jess Pirtle (see attached Exhibit "A" for placement).
4. For lots bordering Jess Pirtle Blvd, a runner board constructed of 1x6 Cedar shall be affixed to the top of the pickets as currently affixed, with an additional decorative runner board of 1x4 Cedar board to be placed as depicted on the attached Exhibit "A".
5. All wood fences are to be constructed with #2 (or better) no hole cedar 1 x 6 pickets cut to the length of 5'6" and 4/ x 4 #2 treated yellow pine posts. Maximum spacing between posts shall be eight feet (8') on center.
6. Pickets are to be attached with eight(8) penny screw or ring shank nails, on a string line guide.
7. No used material is allowed for construction of new fences along Jess Pirtle Blvd.
8. The fences bordering Jess Pirtle Blvd must be stained and shall require the owner to submit to the Architectural Control Committee for prior written approval before staining the fence.
9. Fences must be maintained in good repair at all times.
10. All NEW fencing is required to have the smooth side facing the public, with the exception of the rot board and top-most runner board and decorative board what shall be affixed to the smooth side of the fence, facing Jess Pirtle Blvd.
11. Fence pickets must be stained with Behr "Body Tan" - 326 Taupe and the runner/decorative/rot board must be stained with Behr "Trim Brown" - (CM) Custom Color Match.

Submission to the Architectural Control Committee for fences must include:

1. A completed Application For Home Improvement Approval form.
2. A copy of an official survey of the property that includes a seal. The survey must include any and all easements, side, rear, and front setback lines and improvements located on the lot clearly marked.
3. A clear note or indication of the fence on the property must be marked on the Survey. *Please note existing and new fence proposed if applicable.*
4. A complete list of materials.

This set of minimum acceptable construction standards is promulgated under the authority of the Restrictions for Covington Woods.

ALL IMPROVEMENTS, ADDITIONS, ALTERATIONS, MODIFICATIONS, ETC., TO THE PROPERTY MUST BE APPROVED BY THE ARCHITECTURAL CONTROL COMMITTEE PRIOR TO CONSTRUCTION.



MATERIALS LIST		
#	WHERE TO FIND	NAME
1	HOME DEPOT	2X4X18
2	HOME DEPOT	1X8 CEDAR
3	HOME DEPOT	1X4 CEDAR
4	HOME DEPOT	1X8 CEDAR PICKET 8
5	HOME DEPOT	2X4X8
6	HOME DEPOT	4X4 POST
7	HOME DEPOT	1X8 CORRAL BOARD

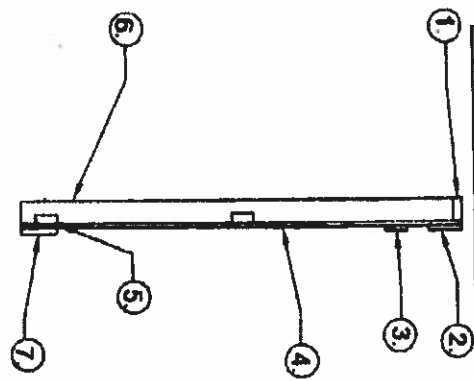


EXHIBIT
"A"