



RIVER'S RUN AT THE BRAZOS OWNERS ASSOCIATION, INC.
GUIDELINES FOR FENCING

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

WHEREAS, River's Run at the Brazos Owners Association, Inc. (the "Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Deed Restrictions for the River's Run Subdivision (hereafter collectively referred to as the "Deed Restrictions"); and

WHEREAS, the Board of Directors of the Association (the "Board") has determined that in connection with maintaining the aesthetics and architectural harmony of the subdivision, and to provide clear and definitive guidance regarding fence installation therein, it is appropriate for the Association to adopt guidelines regarding fence installation within the subdivision.

NOW, THEREFORE, the Board has duly adopted the following *Guidelines for Fencing* within the subdivision.

1. Any security perimeter fence to be installed at or behind the front building line must meet all Association requirements in its dedicatory instruments relative to materials, height, location and appearance for fencing.
2. Any perimeter fence to be installed forward of the front (or side street) building line are subject to the right of the ACC to require different types of fencing front of the building line than the type behind the building line (including but not limited to, the type of material, color, style and design) and must comply with regulations to be established by the Board, if any. The following materials and height are acceptable for approval by the ACC:
 - A. Front or Side Perimeter Fencing:
 - i. Must be no taller than 6 ft;
 - ii. Must consist of (only black) iron or aluminum wrought iron;
 - iii. Pickets must be vertical and 5/8 inch square;
 - iv. Picket spacing must be uniform, top to bottom;
 - v. Posts must be only 2 inches square and of same material as pickets;
 - vi. Rails must be no larger than 1.5 inches and must not be nearer than 5 inches to either end of pickets;
 - vii. Top of pickets must be flat, containing no embellishment of any kind. Only black flat plugs or plain post caps are allowed;
 - viii. No embellishments may be added to the pickets, the posts, or the rails (other than the plugs and caps previously noted);


- ix. Gate posts may be up to 4 inch square and only of same material as pickets. They may have no embellishments other than plain caps;
- x. Gates may not swing outward, in order to prevent blocking sidewalks; and
- xi. Only one fence can be constructed on any given property line.

The guidelines are effective upon recordation in the Public Records of Fort Bend County and supersede any guidelines for front or side perimeter fencing which may have previously been in effect.

CERTIFICATION

I, the undersigned, being the President of the River's Run at the Brazos Owners Association, Inc., hereby certify that the foregoing guidelines were adopted by at least a majority of the River's Run at the Brazos Owners Association, Inc.'s Board of Directors.

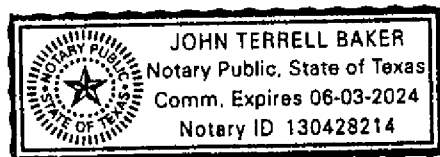
Approved and adopted by the Board of Directors on the 11 day of October 2021.


 _____, President of River's Run
 at the Brazos Owners Association, Inc.

STATE OF TEXAS §
 §
 COUNTY OF FORT BEND §

Before me, the undersigned authority, on this day personally appeared KEEN ARSONSING ¹⁴ President of River's Run at the Brazos Owners Association, Inc., a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that s/he had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 11 day of October 2021.





 Notary Public, State of Texas