

LAKE SHADOWS CIVIC LEAGUE GUIDELINES FOR SECURITY MEASURES/PERIMETER FENCES POLICY

STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF HARRIS §

WHEREAS, the Board of Directors (the "Board") of Lake Shadows Civic League, Inc., (the "Association") a Texas nonprofit corporation, is charged with administering and enforcing, among other restrictions and covenants, restrictive covenants contained in the Deed Restrictions (herein so called) applicable to the Lake Shadows Subdivision recorded in the Official Public Records of Harris County, Texas (the "Official Public Records");

WHEREAS, Section 202.023 of the Texas Property Code governs the installation of security measures, including perimeter fencing, the Board has determined that in connection with maintaining the aesthetics and architectural harmony of the community, and to provide clear and definitive guidance regarding the installation of perimeter fencing, that it is appropriate for the Association to adopt guidelines for security measures/perimeter fencing;

WHEREAS, the Bylaws of the Association provide that a majority of the members of the Board shall constitute a quorum for the transaction of business and that the action of a majority of the members of the Board at a meeting at which a quorum is present is the action of the Board; and

WHEREAS, the Board held a meeting on May 12, 2025 (the "Adoption Meeting") at which at least a majority of the members of the Board were present and duly passed the guidelines for security measures/perimeter fencing set forth below.

NOW, THEREFORE, to give notice of the matters set forth herein, the undersigned, being the President of the Association, does hereby certify that at the Adoption Meeting, at least a majority of the members of the Board were present and the Board duly adopted the following Guidelines for Security Measures/Fences Policy as follows:

DEFINITIONS

1. **"Fence" or "Fencing"** means any fence, wall or similar structure, whether on, at or immediately adjacent to, a property line of a lot or on the interior of a lot, no matter how short or tall, or what material is used, including Gates.
2. **"Front Yard Fence" or "Front Yard Fencing"** means the Fence or portion of a Fence that is between the Front Fence Line and the property line.
3. **"Front Fence Line"** means a line that goes across a lot at the forward most point of the house, garage or carport structure, provided that in no event may the Front Fence Line be forward of the front building line of the lot. For purposes of clarification, if per

chance the house is forward of the front building line, then the Front Fence Line is the front building setback line. If a lot owner owns two (2) or more adjacent lots, then the front Fence Line is determined based on the lot on which the house is constructed.

4. **“Gate”** means a portion of a Fence that opens to create a break in the Fence through which a person, animal, or object can pass.
5. **“Policy”** means this Security Measures/Fences Policy.

GUIDELINES FOR FRONT YARD FENCES

1. Front Yard Fences shall only be allowed as required by Texas State Law;
2. Front Yard Fences must be along both side property lines and the front right of way line of the front yard;
3. Fencing may not encroach into a public right-of-way. Gates, including driveway Gates, may swing outward from the lot. However, at no time may the driveway Gate impede a public right of way including, but not limited to, ditches, streets and sidewalks;
4. Barbed wire, broken glass, razor wire, electrification or any other similar type of additional security measures are prohibited on any Fence or Gate;
5. No installation of wire, chain-link, chicken wire, metal mesh, welded wire, hog panel, plastic, pvc, wood, masonry, or similar materials will be allowed or permitted for any Front Yard Fence;
6. The height of all Front Yard Fencing (including Gate) shall be no less than 44” nor greater than 52” above the surrounding ground level including any top caps on vertical pickets.
7. Front Yard Fences shall be constructed of solid ornamental wrought iron, or steel or aluminum square tubing (painted or powder coated black) with the following general specifications:
 - (a) Vertical standard posts shall be no less than 2.0” nor greater than 3.5” OD square tubing and shall be a minimum of 14 ga. tubing;
 - (b) Vertical pickets shall be no less than 0.5” nor greater than 0.75” OD square tubing and shall be a minimum of 18 ga. tubing;
 - (c) Horizontal rails shall be no less than 1.25” nor greater than 1.5” OD square tubing and shall be a minimum of 16 ga. tubing;
 - (d) Vertical pickets shall be spaced no less than 3” nor more than 5” on center (if vertical pickets are spaced on 5” centers, a shorter matching picket of a height not

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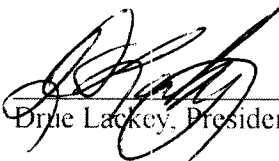
to exceed 24" may be installed in-between the longer pickets but uniformity shall be maintained on the entire fence including gates);

- (e) Vertical standard posts shall be uniformly spaced not less than 7' nor more than 8' apart except to allow for gates and fence ends;
- (f) All vertical pickets shall be installed at 90 degree angles to horizontal fence railings;
- 8. Any Front Yard Fence that is damaged, leaning or exhibits signs of rust, chipped paint/powder coating or exposed bare metal shall be in violation of this Policy;
- 9. No Fence is permitted within the sight triangle, nor shall any Fence obstruct or cause sight restrictions at or near any street, roadway or intersection so as to promote safety for vehicles and pedestrians; and
- 10. Any violation of this Policy is enforceable to the maximum extent permitted by law, including the imposition of fine(s) in accordance with the fine policy then in effect.

This policy is effective upon recording in the Official Public Records of Harris County, Texas. Except as effected by Section 202.023 of the Texas Property Code and/or these guidelines, all other provisions contained in the Declarations, or any other dedicatory instruments shall remain in full force and effect.

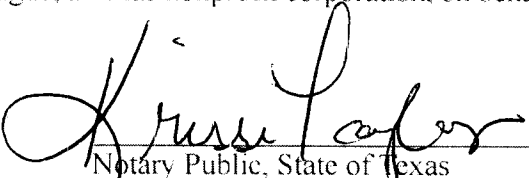
EXECUTED on the date of the acknowledgment.

Lake Shadows Civic League, Inc., a Texas nonprofit corporation

By: 
Drue Lackey, President

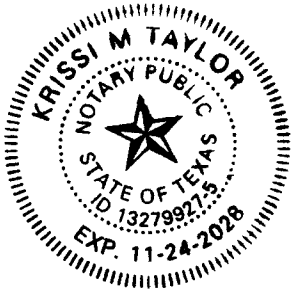
STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 14th day of May, 2025 by Drue Lackey, President of Lake Shadows Civic League, a Texas nonprofit corporation, on behalf of said corporation.


Notary Public, State of Texas

Return to:
Lake Shadows Civic League
P.O. Box 642
Crosby, Texas 77532

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Security Measures/Fences Policy | 3



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Pages 4
05/15/2025 09:37 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$33.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or
use of the described real property because of color or
race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

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