

ADDITIONAL DEDICATORY INSTRUMENT
for
TIMBERCREST HOMEOWNERS ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared **Melissa Walters**, who, being first duly sworn, stated on oath the following:

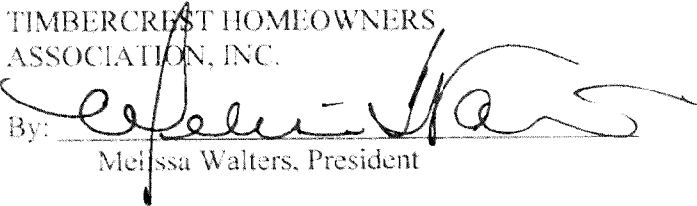
"My name is Melissa Walters. I am competent and authorized to submit this affidavit on behalf of Timbercrest Homeowners Association, Inc. The statements made herein are based upon my personal knowledge and are true and correct.

"I am the Secretary of Timbercrest Homeowners Association, Inc. Pursuant to Section 202.006 of the Texas Property Code, the following document(s) is a true and correct copy of an original official document(s) on file with the Association:

(1) **Security Fence Guidelines."**

DATED this 25 day of June, 2024.

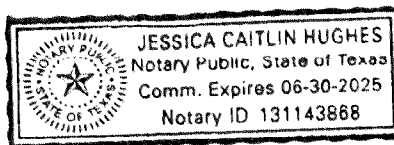
TIMBERCREST HOMEOWNERS
ASSOCIATION, INC.

By: 
Melissa Walters, President

SIGNED AND SWORN BEFORE ME THIS 25 DAY OF June, 2024.


Notary Public in and for the State of Texas

Return to:
Melissa Walters
Timbercrest Homeowners Association, Inc.
P.O. Box 88261
Houston, Texas 77288



**TIMBERCREST HOMEOWNERS ASSOCIATION, INC.
SECURITY FENCE GUIDELINES**

WHEREAS, the Timbercrest Addition subdivision of Harris County, Texas, as described in **Volume 17, Page 48**, of the Map Records of Harris County, Texas (the "Subdivision"), is subject to the Declaration of Covenants, Conditions and Restrictions of Timbercrest Addition, recorded under **File No. 562-80-1649** in the Real Property Records of Harris County, Texas (collectively, the "Declaration");

WHEREAS, pursuant to the Declaration, it is enforceable and enforced by Timbercrest Homeowners Association, Inc. (the "Association"), acting through its Board of Directors in accordance with the Bylaws of Timbercrest Homeowners Association, recorded under **File No. RP-2024-83530** in the Real Property Records of Harris County, Texas (the "Bylaws");

WHEREAS, the Declaration vests architectural control authority in the Association, acting through an Architectural Control Committee ("ACC"), which is authorized to establish, amend, and enforce Design Guidelines as it deems necessary and appropriate to protect the environmental and architectural integrity of the Subdivision, to preserve a harmonious and aesthetically pleasing design, and to protect and promote the value of property in the Subdivision;

WHEREAS, upon a duly-called Special Meeting of the Board of Directors, the ACC proposed Security Fence Guidelines which proposal passed by a vote of the Board of Directors;

NOW THEREFORE, the Security Fence Guidelines set forth below are hereby ADOPTED:

SECURITY FENCE GUIDELINES

(i) Pursuant to the authority granted in Section 202.023 of the Texas Property Code, and notwithstanding Article VI(J) of the Declaration, all security fences must comply with these provisions. For purposes of these Guidelines, a "security fence" shall mean any fence that includes a section erected or maintained in front of the front building setback line.

(ii) Only one security fence may be installed on any Lot. Any security fence must be submitted to and approved by the ACC in accordance with Article V of the Declaration and any Design Guidelines and other policies enacted thereunder.

(iii) Any security fence must be comprised of wrought iron. The security fence must extend in a straight line parallel to all property lines. The fence must create a closed space encompassing all structures on the Lot. The security fence must be placed on or within six inches (6") of the back and side property lines and twelve feet (12') inside the front property line.

(iv) Fence pickets must be 16-gauge (three-quarter inch (3/4")) square. Spacing between pickets must be a minimum of three and eleven-sixteenths inches (3 11/16"). Top and bottom rails must be 14-gauge (one and one-twelfths inch (1 1/12")) square with 11-gauge (two and one half inch (2 1/2")) square posts every eight (8) feet. Posts must be installed in concrete footings sufficient to maintain the fence upright. The perimeter fence must be six feet (6') in height. No ornamentation or finials may be installed on any pickets.

(v) No more than one pedestrian and no more than one driveway "slide" gate may be installed. Pedestrian and driveway gates must be closed and locked at all times except when a pedestrian or vehicle is entering or exiting a Lot. The driveway gate must open electronically. All gate motors and other equipment must be installed by a licensed electrician and located inside the security fence.

(vi) No hedge or dirt berm shall be located at the base of any part of the security fence or gates and no vines or other vegetation shall be permitted to grow on the security fence or gates.

(vii) The security fence may not interfere with or hinder access to any easement or right-of-way on a Lot. No easement or right-of-way may be fenced in by the security fence.

(viii) If any part of these Guidelines is found by a court of competent jurisdiction to be invalid, in whole or in part, the Guidelines shall be modified by the court to preserve the intention of the Association to the greatest extent possible. All other provisions of these Guidelines not found to be invalid shall remain in full force and effect.

(ix) In the event of the repeal of the security/perimeter fence requirement in Section 202.023(b) of the Texas Property Code, these Guidelines will be null and void immediately upon repeal of such provision and without any further action by the Association. In such case, the Association reserves the right to enforce any and all prohibitions on security/perimeter fencing in the Declaration or other governing documents of the Association.

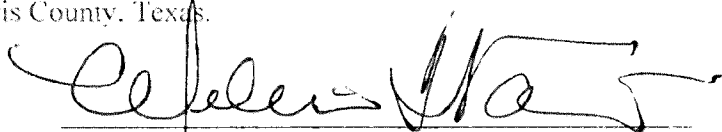
//

//

//

Nothing herein is intended to alter, modify, or amend the Declaration or any other dedicatory instrument of the Association except as specifically provided herein.

I am a duly-elected officer of Timbercrest Homeowners Association, Inc., and certify under penalty of perjury that the foregoing Security Fence Guidelines were properly adopted on the 13th day of June, 2024, in accordance with the provisions of the Declaration, Bylaws, and Texas law, by a vote of a majority of a quorum of the Board of Directors to be effective as of the date it is recorded in the Official Records of Harris County, Texas.



Melissa Walters, President

RP-2024-231714
Pages 5
06/26/2024 08:41 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$37.00

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

RP-2024-231714