

ADDITIONAL DEDICATORY INSTRUMENT
for
KNOLLWOOD VILLAGE CIVIC CLUB

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Weston Prescott Ray who, being by me first duly sworn, states on oath the following:

My name is Weston Prescott Ray I am over twenty-one (21) years of age, of sound mind, capable of making this affidavit, authorized to make this affidavit, and personally acquainted with the facts herein stated:

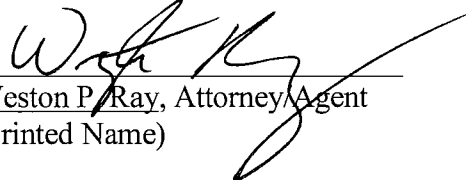
I am the Attorney/Agent for **KNOLLWOOD VILLAGE CIVIC CLUB**. Pursuant with Section 202.006 of the Texas Property Code, the following documents are copies of the original official documents from the Association's files:

GUIDELINES FOR INSTALLATION AND USE OF CERTAIN
RESIDENTIAL SECURITY MEASURES
for

KNOLLWOOD VILLAGE CIVIC CLUB


DATED this 10th day of November, 2022.

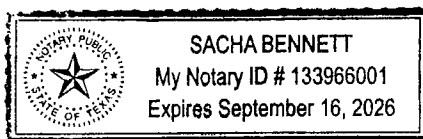
KNOLLWOOD VILLAGE CIVIC CLUB

BY: 
Weston P. Ray, Attorney/Agent
(Printed Name)

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

THIS INSTRUMENT was **acknowledged** before me on this the 10th day of November, 2022 by the said Weston P. Ray, Attorney/Agent for **Knollwood Village Civic Club**, on behalf of said entity.


NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



RP-2022-547426

**KNOLLWOOD VILLAGE CIVIC CLUB
GUIDELINES FOR INSTALLATION AND USE OF CERTAIN
RESIDENCE SECURITY MEASURES**

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

WHEREAS, the KNOLLWOOD VILLAGE CIVIC CLUB (“Association”) is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the various sections of the community (referred to collectively as “Declarations”); and

WHEREAS, Section 202.023 of the Texas Property Code was amended by the 87th Texas Legislature dealing with the regulation of certain security measures; and

WHEREAS, the Board of Directors of the Association (“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 certain security measures therein, it is appropriate for the Association to adopt guidelines regarding the installation and use of such security measures within the community.

NOW, THEREFORE, the Board has duly adopted the following *Guidelines for Installation and Use of Certain Security Measures* within the community:

Perimeter Security Fencing Outside the Building Lines of a Lot

A perimeter fence within the building lines of the owner’s lot is subject to the existing recorded dedicatory instruments for the Association, and is not changed or altered by this Policy.

Any fencing installed in front of the front building line of a lot or nearer to a side street than the side building line on a corner lot (“Fence”) shall be approved in writing by the Architectural Control Committee (“ACC”) prior to installation, to ensure harmony with the exterior of the residence and neighboring properties.

Any wood, vinyl, wire or chain link fencing is strictly prohibited as a Fence in front of the front building line of a lot or nearer to a side street than the side building line on a corner lot.

Any Fence in front of the front building line of a lot or nearer to a side street than the side building line on a corner lot must be black Wrought iron-style fencing made of aluminum, each picket being 0.5-inch square with 5-6 inches between each picket and 1 top horizontal rail 6 inches lower than the top of the picket and 1 lower horizontal rail 6 inches higher than the bottom of each picket. Each picket shall have a 4-sided spire finial. The Fence shall have a height of six feet (6’). The design and layout of the Fencing shall first be approved in writing by the ACC prior to installation to ensure harmony with the exterior of the residence and neighboring properties. Any portion of said Fence that is not substantially parallel to the lot line between 2 adjacent lots shall include brick columns 1’-4” by 1’-4” square and 6 feet tall and placed on each side of any gate or opening, at any changes in direction of the fence, and any additional columns shall be spaced at least 8 feet on center, each brick column shall be made from Old Bayou color modular size brick (or comparable color as approved by the ACC)

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and laid in a Running Bond brick pattern with a brick cap. All portions of a Fence shall either be in a straight line or conforming to the shape of the lot.

The Fence shall be no closer to a street than the property line. Any Fencing shall not block pedestrian access to rights-of-way and/or sidewalks including any gates when open. On corner lots no Fence (or any landscaping) shall be in the 25 (twenty-five) foot view triangle which extends from the corner of a lot at the intersection of two streets 25 (twenty-five) feet along each of the 2 streets adjacent to the lot.

All Fencing must also be in compliance with all city, county, state, or federal guidelines, laws, or ordinances that regulate visibility, roadway sight line requirements, safety, structure, easements, and all other matters related to building codes, traffic codes, and other relevant regulations.

This policy does not apply to temporary construction fencing that will be removed from the property at the completion of any construction. Construction fencing is still subject to ACC approval.

All Fencing shall be kept in good condition and repair at all times, so as not to detract from the overall appearance of the property.

The guidelines are effective upon recordation in the Public Records of Harris County, and supersede any guidelines for the security measures outlined herein which may have previously been in effect. Except as affected by Section 202.023 and/or by these guidelines, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.

Approved and adopted by the Board on this 26 day of October 2022.

Knollwood Village Civic Club

Signed: Michelle Moudry

Name: Michelle Moudry

Position: President

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Pages 4
11/11/2022 09:28 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$26.00

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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