

Texas Landing POA, Fence Policy

This policy is to regulate the type of fencing that a property owner may install going forward in accordance with Tex. Prop. Code § 202.023, as added by Acts 2021, Texas Acts of the 87th Leg.

Any new or replacement fence (or portion of a new or replacement fence) planned on a lot will require approval by the Architecture Review Committee as to the construction materials of the fence before any work begins.

Lakefront property. Approved fencing material includes black wrought iron fencing with a maximum height of 5 feet. A side fence build on a property for compliance with Restriction 14 supersedes this process. A lakefront property owner that wishes to replace any existing fencing on their property outside of Restriction 14 will be required to use black wrought iron fencing as a replacement construction material.

Non-Lakefront property. Any new fence planned to be installed on a non-lakefront property may be constructed as a black wrought iron with a maximum height of 5 feet or as a wooden privacy fence with a maximum height of 8 feet that does not extend beyond the residence on any street side of the building. Any new fence extending beyond the residence on any street side of the building must be constructed as a black wrought iron fence with a maximum height of 5 feet.

Adopted by the Board of Directors during an open meeting on August 13, 2022

Patricia Moore

President Texas Landing POA



Sharon Cain

Notary Public

FILED FOR RECORD

Aug 16 2022 03:40:45

Schelana Hock
SCHELANA HOCK
POLK COUNTY CLERK



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I, SCHELANA HOCK hereby certify that the instrument was FILED
in the file number sequence on the date and at the same time stamped
heron by me and was duly RECORDED in the Official Public Records
in Volume and Page of the named RECORDS OF Polk County, Texas
as stamped heron by me.

Schelana Hock
COUNTY CLERK
POLK COUNTY, TEXAS

[Signature] Aug 16, 2022