

**SHAVANO RIDGE HOMEOWNERS ASSOCIATION, INC.
PERIMETER FENCE POLICY**

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

Pursuant to Section 202.023, Texas Property Code, the Architectural Control Committee (“ACC”) of Shavano Ridge Homeowners Association, Inc. (“the Association”) hereby adopts the following Perimeter Fence Policy to govern decisions on applications for approval of perimeter fences:

I. ARCHITECTURAL REVIEW REQUIRED

All perimeter fences on Lots require prior written approval of the ACC before commencement of construction, alteration or removal. Perimeter fences shall not be placed on any Lot or Common Area without approval of the ACC. Placement of perimeter fences on any other Owner’s Lot without their consent is prohibited.

II. PERIMETER FENCE STANDARDS

Perimeter fences shall comply with the following standards:

- (1) All perimeter fences shall be all wood composed of one inch by four (1” x 4”), six feet (6’) tall, notched, vertical cedar planks, without gaps between planks;
- (2) They shall not exceed four feet in height on the front of any Lot;
- (3) They shall not exceed six feet in height on the sides and rear of any Lot;
- (4) All perimeter fences on the front of any Lot shall face outwards with the supporting posts positioned inside the fence and facing the residence;
- (5) No fence posts shall be visible from the street or any other Lot in the subdivision for any fence constructed or installed on the front of any Lot; and,
- (6) No perimeter fences constructed with non-approved materials will be permitted, including but not limited to masonry, chain-link, metal, vinyl, cyclone, or basket-woven materials.

The foregoing was adopted by majority vote of the ACC, as certified by the signature below of the Members of the ACC, to be effective upon this Policy being recorded in the Official Public Records of Bexar County, Texas.

[SIGNATURE PAGE TO FOLLOW]

SHAVANO RIDGE HOMEOWNERS
ASSOCIATION, INC.,
a Texas non-profit corporation,
acting by and through its
Architectural Control Committee

Roy Keith
By: Roy Keith, its Member

Jesse Perez
By: Jesse Perez, its Member

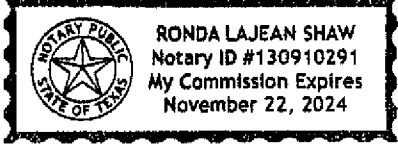
Rodney J. Rutledge
By: Rodney J. Rutledge, its Member

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

Before me, the undersigned notary public, on this day personally appeared Roy Keith, Member of the Architectural Control Committee of Shavano Ridge Homeowner Association, Inc., known to me or proved to me by presentation to me of a governmentally-issued identification card to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office the 8th day of September, 2021.

Ronda Lajeau Shaw
Notary Public, State of Texas

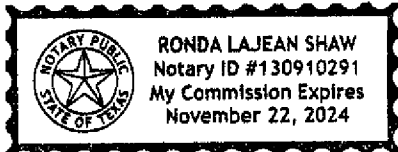


STATE OF TEXAS §
 §
COUNTY OF BEXAR §

Before me, the undersigned notary public, on this day personally appeared Jesse Perez, Member of the Architectural Control Committee of Shavano Ridge Homeowner Association, Inc., known to me or proved to me by presentation to me of a governmentally-issued identification card to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office the 8th day of September, 2021.

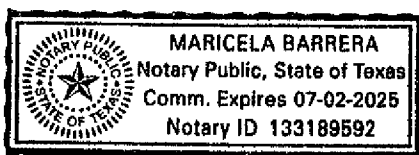
Ronda Lajeau Shaw
Notary Public, State of Texas



STATE OF TEXAS §
 §
COUNTY OF BEXAR §

Before me, the undersigned notary public, on this day personally appeared Rodney J. Rutledge, Member of the Architectural Control Committee of Shavano Ridge Homeowner Association, Inc., known to me or proved to me by presentation to me of a governmentally-issued identification card to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office the 17th day of September, 2021.



Maricela Barrera
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Shavano Ridge Homeowners Association, Inc.
c/o Tom L. Newton, Jr.
Allen, Stein & Durbin, P.C.
6243 IH 10 West, Suite 700
San Antonio, TX 78201

05129.0001.2152902.tc

File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20210268102
Recorded Date: September 27, 2021
Recorded Time: 9:40 AM
Total Pages: 4
Total Fees: \$34.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 9/27/2021 9:40 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk