

**GREEN BRANCH RIDGE HOMEOWNERS' ASSOCIATION, INC**

**FENCING POLICY**

STATE OF TEXAS                   §

COUNTY OF BRAZOS               §

WHEREAS, the property encumbered by this Fencing Policy is that property initially restricted by the Declaration of Covenants, Conditions and Restrictions for Green Branch Ridge, recorded with the Brazos County Clerk's office. File #1433201, Volume 17283, Page 11, as same has been or may be amended from time to time ("Declaration"), and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of the Green Branch Ridge Homeowners' Association, Inc. (the "Association"); and

WHEREAS, any reference made herein to approval by the Architectural Control Committee ("ACC"), means prior written approval by the ACC.

NOW THEREFORE, pursuant to the authority granted in Section 202.023(d) of the Texas Property Code, the Board of Directors (the "Board"), hereby adopts this Fencing Policy ("Policy"), which shall run with the land and be binding on all owners and lots within the subdivision, This Policy replaces any previously recorded or implemented policy that addresses the subjects contained herein.

An application must be submitted for review by the ACC, and formal written approval from the ACC shall be required before installation may begin.

I.       FENCING

A.   Recommended Fencing

1.   Black painted or powder coated ornamental metal picket;
2.   Corral type fencing consisting of 4x4 treated wood posts located at most eight feet on center with nominal 1x6 top and bottom board and galvanized wire mesh ("rabbit wire") infill;
3.   All fences shall not exceed 48 inches in height above finished grade;
4.   "Finished" side of fence shall face the street.

B.   Prohibited Fencing

Fencing is prohibited in the following circumstances:

1.   Fencings that are located between the front of the owner's home and an adjoining or adjacent street except where allowed by law;
2.   Fencings that are of a color not consistent with the color scheme of the home or its surroundings;
3.   Fencing that displays language or content;
4.   Fencing that is opaque, "privacy", or otherwise obstructs viewing, except when specifically used to screen trailers, equipment, or swimming pools in a limited area; and,
5.   Chain link fencing.

II. ACC APPROVAL

Applicant's submission of plans must include a completed application for ACC review and a site plan showing the proposed location of the improvement, along with pictures showing the location of the modification and the manufacturer's brochures or sample of material, if applicable. The color of the materials being used in relation to the house color, the visibility from public streets and neighboring properties/common areas and any noise created are of specific concern to the Association and the ACC.

Any installation not in compliance with this Policy will be considered a deed restriction violation.

This Fencing Policy does not apply to property that is owned or maintained by the Association.

III. CERTIFICATION

I hereby certify that, as President of the Green Branch Ridge Homeowner's Association, Inc., the foregoing Fencing Policy was approved on the 18th day of October, in the year 2023, at a meeting of the Board of Directors at which a quorum was present.

DATED this the 18th day of October 2023

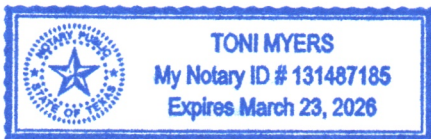
Signature: [Handwritten Signature]  
Print Name: JOE HEGWOOD  
Title: President

STATE OF TEXAS §

COUNTY OF BRAZOS §

BEFORE ME, on this day personally appeared Joseph Hegwood, President of the Green Branch Ridge Homeowners' Association, Inc by me to be the person whose name is subscribed to this instrument, and acknowledged to me that s/he executed the same for the purposes herein expressed and in the capacity herein stated, and as the act and deed of said corporation.

Given under my hand and seal this the 18th day of October 2023.



[Handwritten Signature]  
Notary Public, State of Texas

After Recording, Please Return To:  
Toni Myers  
Beal Properties  
3363 University Dr East Suite 215  
Bryan Texas 77802



\*VG-267-2023-1514259\*

**Brazos County  
Karen McQueen  
County Clerk**

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**Instrument Number:** 1514259  
Volume : 18893  
Real Property Recordings

Recorded On: October 20, 2023 10:09 AM

Number of Pages: 3

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**" Examined and Charged as Follows: "**

Total Recording: \$30.00

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

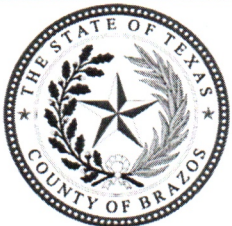
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 1514259  
Receipt Number: 20231020000031  
Recorded Date/Time: October 20, 2023 10:09 AM  
User: Lana G  
Station: CCLERK09

**Record and Return To:**

BEAL PROPERTIES  
3363 UNIVERSITY DR E SUITE 215  
BRYAN TX 77802



STATE OF TEXAS  
COUNTY OF BRAZOS

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Public Records of Brazos County, Texas.

Karen McQueen  
County Clerk  
Brazos County, TX