

**FONN VILLAS CIVIC ASSOCIATION, INC.
GUIDELINES FOR INSTALLATION OF SWIMMING POOL ENCLOSURES**

STATE OF TEXAS

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KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF HARRIS

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WHEREAS, the FONN VILLAS CIVIC ASSOCIATION, INC. (“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 202.022 of the Texas Property Code was added by the 87th Texas Legislature dealing with the regulation of swimming pool enclosures; 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 swimming pool enclosures, it is appropriate for the Association to adopt guidelines regarding the installation of swimming pool enclosures within the community.

NOW, THEREFORE, the Board has duly adopted the following *Guidelines for Installation of Swimming Pool Enclosures* within the community:

Swimming Pool Enclosures

This Policy applies to any safety enclosure that is intended to surround a water feature, including a swimming pool or spa. This policy does not apply to rear yard perimeter fencing.

Any swimming pool enclosure which is not completely enclosed within a rear yard solid perimeter fence (wood or masonry), or which is taller than any rear yard perimeter fence, shall require approval of the Architectural Control Committee prior to installation.

Swimming pool enclosures shall be required to:

1. consist of transparent mesh or clear panels set in black metal frames;
2. be no taller than six feet (6’) in height;
3. be designed so as not to be climbable; and
4. conform with any applicable state and local safety requirements.

Swimming pool enclosures in any color other than black which otherwise adhere to the terms of this policy shall be considered by the ACC on a case by case basis.

All swimming pool enclosures shall be kept in good condition and repair at all times, so as to serve their intended purpose, and 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 installation of swimming pool enclosures outlined herein which may have previously been in effect. Except as affected by Section 202.022 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 ____ day of _____ 2021.

FONN VILLAS CIVIC ASSOCIATION, INC.

Signed: _____

Name: _____

Position: _____