

Central Fence Policy

The HOA does not own any of the fencing or the brick walls surrounding our community. Each is privately owned by each homeowner. Currently, our HOA documents require some compliance, but we know it is not definitive. Our documents read as follows:

Section 4.12 Special Fence Requirements. The fee owner of certain particular lots shall abide by specific additional fence requirements and restrictions as shown on the attached Exhibit "B", and as described below:

- (a) Brick Fence Zone – In locations so designated on Exhibit "B," the fence shall be constructed of brick and in a uniform manner as specified by the Committee. The fence and its appearance are to be maintained by the Owner.
- (b) Brick Columns with Wood Fence Zone – In locations so designated on Exhibit "B," the fence shall be a wood fence, constructed with 6-inch pickets, and at the height of 6-feet, with brick columns spaced a nominal 25 feet. The outward face of the fence shall be painted or stained the color specified by the Committee. The fence and its appearance are to be maintained by the Owner.
- (c) Wood Fence Zone – For areas not specifically designated on Exhibit "B", the fence shall be a wood fence, constructed with pickets of 4-inch material or greater, and at the height not to exceed 8-feet. The fence and its appearance are to be maintained by the Owner.

A discussion was held May 2023. The residents on Oak Cove decided to maintain the same fence style since the establishment of the neighborhood in 1986. These standards are requested for the following residential homes in the Brookwood Hills II HOA community.

3700 Oak Cove Lane
3704 Oak Cove Lane
3708 Oak Cove Lane
3712 Oak Cove Lane
3716 Oak Cove Lane
3720 Oak Cove Lane
3724 Oak Cove Lane
3728 Oak Cove Lane
3732 Oak Cove Lane
3736 Oak Cove Lane
3740 Oak Cove Lane
3744 Oak Cove Lane
3748 Oak Cove Lane



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Fees: \$28.00

RESOLUTION

SUBMITTER: KATHLEEN DURAPAU

MARY LOUISE NICHOLSON
COUNTY CLERK

FENCE REQUIREMENTS BROOKWOOD HILLS II

Cedar? Yes

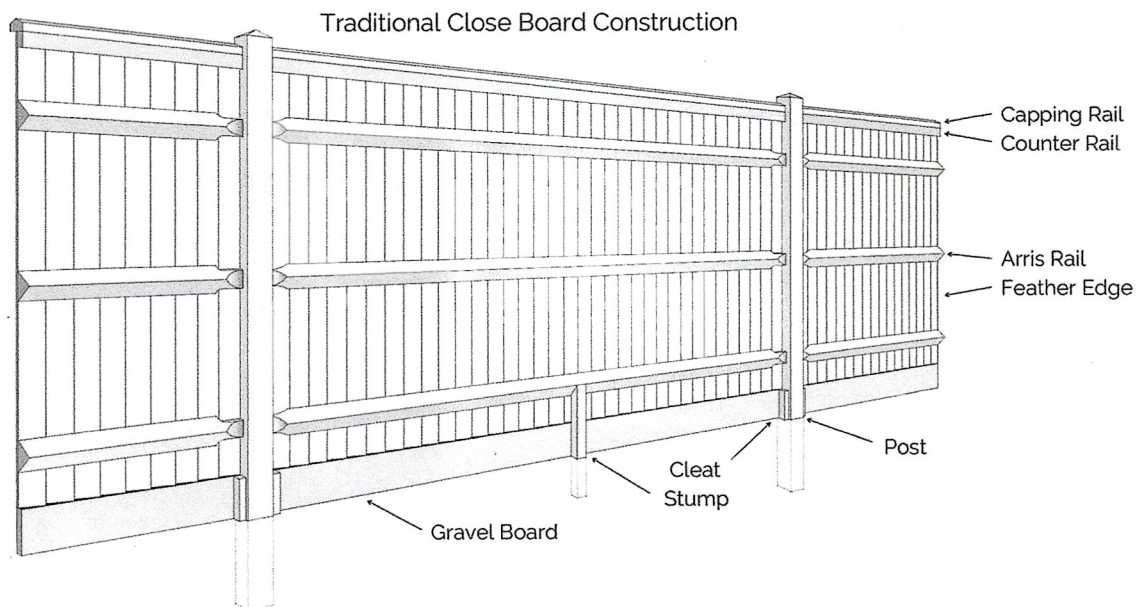
Paint? Yes. Sherwin Williams SuperPaint, FLAT, (6108 Latte) Central Side of fence

Headrail or Counter Rail? Yes

Closed Board Construction? yes

Gravel Board? Yes

Diagram of Fence



CERTIFICATION

I hereby certify that I am the duly elected and acting President of the Association, and that this Policy was approved by not less than a majority vote of the Board of Directors as set forth above and now appears in the books and records of the Association, to be effective upon recording in the Official Public Records of Real Property of Tarrant County, Texas

TO CERTIFY which witness my hand this 25 day of April, 2024

BROOKWOOD HILLS II HOMEOWNERS ASSOCIATION, INC.

By: Kathleen Durapan

Printed: Kathleen Durapan

Its President: _____

THE STATE OF TEXAS 2

COUNTY OF Tarrant 2



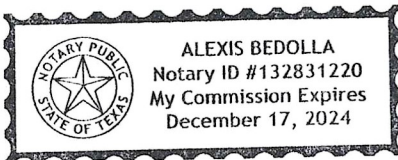
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TARRANT COUNTY, TEXAS
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RESOLUTION
Pages: 3
Fees: \$28.00

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

BEFORE ME, the undersigned notary public, on this 25 day of April, 2024.

Personally appeared Kathleen Durapan, President of Brookwood Hills II Homeowners Association, Inc., know to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and in the capacity therein expressed.



Alexis Bedolla

Notary Public in and for the State of Texas

Central Fence Policy for Brookwood Hills II Homeowners Association, Inc.