

General guidelines for fences shall include: (1) no woven metal or chain link fences will be allowed except as approved by the ACC as small area pet enclosure (i.e. dog run), such pet enclosures to be screened by privacy fencing from direct view from the street as well as other fencing and/or plant materials as may be required and approved by the ACC; (2) no fence which completely blocks vision shall be constructed except where the need for privacy is evident and approved by the ACC; (3) have wooden or steel poles or posts; (4) minimum six (6) feet and a maximum 8' above grade in height; (5) have slats measuring between three and one-half (3½) inches and six (6) inches wide which are installed vertically only (not horizontally or diagonally); (6) have an even flat top; (7) be installed with the smooth surface side facing the street ("good-side-out") on side Lot lines of all corner Lots, such that no vertical fence posts or horizontal supports are visible from the street on the side of such corner Lots; and (8) not be painted or stained on any surface which is visible from the ground level of any street or adjoining Lot; provided, however, a clear finish that does not add a color to the wood may be used with the exception of Academy Boulevard and Alameda Street which may be stained a uniform color for their entire length subject to ACC approval.

Adopted Changes:

General guidelines for fences shall include: (1) no woven metal or chain link fences will be allowed except as approved by the ACC as small area pet enclosure (i.e. dog run), such pet enclosures to be screened by privacy fencing from direct view from the street as well as other fencing and/or plant materials as may be required and approved by the ACC; (2) no fence which completely blocks vision shall be constructed except where the need for privacy is evident and approved by the ACC; (3) have steel posts (steel posts mandated by the City of Fort Worth); (4) in order to maintain uniformity throughout the neighborhood, fence height should be a minimum of six (6) feet, or up to eight (8) feet with prior ACC approval above grade height; (5) have slats between three and one-half (3 ½) inches and six (6) inches which are installed vertically on (not horizontally or diagonally); (6) have a uniform height grade slats should be an even (same) height; (7) be installed with the smooth surface side facing the street ("good side out") on side Lot lines and corner lots, such that no vertical fence posts or horizontal supports are visible from the street on the side of such corner Lots; and (8) for any repairs or replacements performed after 12/1/19, fences must be stained in a brown stain to promote uniform color (Oxford Brown, Cedar, or other shade of brown stain).

6.17 : Commercial and Recreational Vehicles and Trailers. No commercial vehicle, commercial use truck, bus, trailer, mobile home, recreational vehicle, camper, truck with camper top, boat, boat trailer, self-propelled or towable equipment or machinery of any sort any item deemed offensive by Declarant, ACC, or Association or like equipment shall be permitted on any Lot on a permanent basis. Nor shall any such equipment be allowed on any street right-of-way without movement for a period of twenty-four (24) hours or more during a period of seven (7)

consecutive days. No junk vehicles or vehicles in disrepair or neglect shall be stored, repaired or displayed on any Lot, street or otherwise in the Development. Notwithstanding the foregoing, any such vehicles or equipment may be stored on a Lot, provided such vehicle or equipment is kept in an enclosed space and is concealed from view by neighboring residences and streets. During the construction of improvements on a Lot, necessary construction vehicles may be parked thereon for and during the time of construction of the Residence.

This restriction shall not apply to automobiles or small passenger trucks in good repair and attractive condition, provided that those vehicles are parked on an improved driveway which has been approved by the ACC. No vehicle shall ever be permitted to be parked on the front or side lawn within view of the public.

Adopted Changes 6.17: Commercial and Recreational Vehicles and Trailers. No equipment; defined as commercial vehicle, commercial use truck, bus, trailer, mobile home, recreational vehicle, camper, truck with camper top, boat, boat trailer, self-propelled or towable equipment or machinery of any sort any item deemed offensive by Declarant, ACC, of Association or like equipment shall be permitted on any Lot for a period of twenty-four hours or more without prior authorization by the ACC. Nor shall any such equipment be allowed on any street right-of-way without movement for a more than one period of twenty-four (24) hours during a period of seven (7) consecutive days without prior approval from the ACC. The ACC will evaluate each request made and timeframe required; if an agreeable time can't be reached then the matter shall be referred to the HOA Board of Directors. No junk vehicles or vehicles in disrepair or neglect (further defined as vehicles that cannot be readily driven) shall be stored, repaired or displayed on any Lot, street or otherwise in the Development. Notwithstanding the foregoing, any such vehicles or equipment may be stored on a Lot, provided such vehicle or equipment is kept in in an enclosed space and is concealed from view by neighboring residences and streets. During the construction of improvements on a Lot, necessary construction vehicles may be parked thereon for and during the time of construction of the Residence.

This restriction shall not apply to automobiles or small passenger trucks in good repair and attractive condition, provided that those vehicles are parked on an improved driveway which has been approved by the ACC. No vehicle shall ever be permitted to be parked on the front or side lawn within view of the public.

6.18 Recreational Equipment. Recreational and playground equipment shall be placed or installed only upon the rear of a Lot as approved by the ACC. Basketball goals may be placed adjacent to the driveway if the backboards are installed behind the front building line and are constructed of a clear plexiglass as approved by the ACC. No above ground pools shall be allowed.

Adopted Changes 6.18 Recreational Equipment. Recreational and playground equipment shall be placed or installed only upon the rear of a Lot as approved by the ACC. Basketball goals may be placed adjacent to the driveway if the backboards are installed behind the front building line, are permanently and properly installed in the ground and have backboards that are constructed of a clear plexiglass as approved by the ACC. A temporary basketball goal is permitted provided it is stored out of sight overnight. All recreational equipment, games, and toys must be collected and properly stored out of sight and not allowed to remain visible on the Lot overnight. No above ground pools shall be allowed.