

THE OAKS CONDOMINIUM ASSOCIATION

A TEXAS NON-PROFIT CORPORATION

Fenced Patio Resolution

Whereas, the Board of Directors of the Oaks of Woodlake Condominium believe it is necessary to adopt a policy regarding patio fences including resulting fines for non-compliance.

Now therefore, be it resolved that the following policy be and is hereby adopted by the Board of Directors of the Oaks of Woodlake.

Any request for alteration as to size, design, height, addition of a gate, etc... must be requested through the Architectural Control Committee on an "Ask before you alter form" which can be obtained from the management office. Request for alterations will be reviewed by the Architectural Control Committee and then voted upon by the Board of Directors. Approval must be obtained from the Board of Directors for any alteration of patio fences and before any alterations are made as this concerns the common property of the Oaks Condominium Association. Patio fences which require replacement or repair and which will not be altered in any way do not require the approval of the Board of Directors, but it would be in the Owner's best interest to advise the Board of Directors of the proposed replacement which must meet or exceed the Board of Director's guideline and standards listed herein. Balconies are not included in this resolution as they are maintained and replaced by the Oaks of Woodlake Condominium Association.

Patio fences are to meet or exceed the following minimum standards;

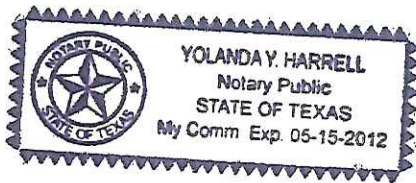
- 1) Lumber to be used is either cedar or #2 treated pine.
- 2) The construction of the fences is to be rectangular in shape with 90 degree corners
- 3) The corner posts of 4" x 4" dimension are to be buried 24" deep in concrete.
- 4) The maximum height of the fence shall be 7 feet and the minimum height 3 feet.
- 5) There are two styles of fence which have been approved the picket fence and the balcony fence.
- 6) The construction and appearance of the balcony fence duplicates the dimensions of the balcony railings at the Oaks of Woodlake and must meet all the preceding standards.
- 7) The patio fences may be treated with clear wood preservatives or painted the existing trim color which is currently Sherwin Williams "Pelican Tan".
- 8) The use of a fence cap or rot board does not alter the above listed height restrictions.

- 9) The area enclosed by the patio fence shall not exceed the enclosed area of the existing fence unless such alteration has been previously approved by a vote of the Board of Directors and duly noted in the minutes of the meetings of the Board of Directors.
- 10) No new permanent flooring shall be installed within the confines of the patio fence. Temporary flooring of paving blocks, bricks, tile or sectional wood or artificial decking may be used within the confines of the patio fence.

Therefore this resolution which shall be provided to all owners serves as notice of these standards and guidelines. Owners who are in non-compliance with the above shall be given 7 days from the date of notice to bring their patio fence into compliance. If within the 7 days the patio fence has not been made compliant, then the fence will be removed or altered at the homeowner's expense and a fine of \$150.00 assessed to their HOA accounts.

The Secretary, by his/her execution below, certifies that the foregoing correctly reflects the motions made, seconded and carried at a duly called and constituted meeting of the Board of Directors.

TO CERTIFY WHICH, witness my hand this 18th day of August, 2011.



THE OAKS CONDOMINIUM ASSOCIATION

By: Jan Laatsch
Jan Laatsch, Secretary

STATE OF TEXAS
COUNTY OF HARRIS

This instrument was acknowledged before me on 18th day of August, 2011, by Jan Laatsch, Secretary of the Oaks Condominium Association, Inc. on behalf of said corporation.

Yolanda Harrell
Notary Public in and for the
State of Texas