

CONCORD BRIDGE HOMEOWNERS' ASSOCIATION
GUIDELINES FOR SWIMMING POOL ENCLOSURES

STATE OF TEXAS §
 § **KNOW ALL PERSONS BY THESE PRESENTS:**
COUNTY OF HARRIS §

WHEREAS section 202.022 of the Texas Property Code ("Code") allows property owners to install swimming pool enclosures around water features, such as a swimming pool or spa, and authorizes the property owners' association to regulate such items in compliance with the Code; and

WHEREAS Concord Bridge Homeowners' Association ("Association") is the property owners' association charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the various sections of the subdivision (referred to collectively as "Declarations"); and

WHEREAS, the Board of Directors ("Board") of the Association desires to regulate swimming pool enclosures by establishing these guidelines relating to such items in compliance with the Code; and

NOW, THEREFORE, the Board has duly adopted these Guidelines for Swimming Pool Enclosures which shall be reasonably applied and enforced:

- (1) A swimming pool enclosure under these guidelines means a fence that:
 - a. surrounds a water feature, including a swimming pool or spa;
 - b. consists of transparent mesh or clear panels set in metal frames;
 - c. is not more than six feet in height; and
 - d. is designed to not be climbable.
 - e. Or otherwise approved by the Association if the swimming pool enclosure is of different material or construction as set forth in (b)

(2) Any such swimming pool enclosure must comply with all applicable state and local safety requirements which may exceed the requirements under these guidelines.

These guidelines are effective upon recordation in the Public Records of HarrisCounty, and supersede any Guidelines for Swimming Pool Enclosures which may have previously been in effect. Except as affected by Code section 202.022 and/or by these guidelines, all other provisions contained in the Declarations or any other dedicatory instruments of the Association remain in full force and effect.

RP-2021-491696

Approved and adopted by the Board on this 17 day of August 2021.

Concord Bridge Homeowners' Association

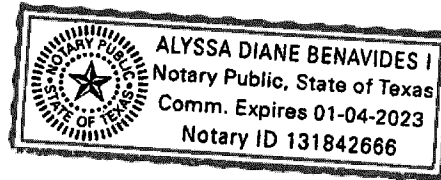
By: Trudy Culp
Mary Ann Harvey, President *Trudy Culp, Treasurer*

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 26 day of August 2021 personally appeared Trudy Culp, Treasurer of Concord Bridge Homeowners' Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.

[Signature]
Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:
BARTLEY & SPEARS, P.C.
2002 W Grand Parkway N, Ste. 150
Katy, Texas 77449



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Pages 3
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e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$22.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

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.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

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