

Longmire on Lake Conroe

Fence Policy

November 18, 2013

Fences must be in accordance with the Declaration of Covenants, Conditions and Restrictions of Longmire on Lake Conroe (deed restrictions) and be approved by the Architectural Control Committee (Committee). Fences and gates must be in compliance with local and national code requirements. In addition:

No walls or fences shall be erected or maintained nearer to the front of any lot than the front of the residential dwelling constructed on the lot, or on corner lots, nearer to the side lot line than the side lot building line parallel to the side street as shown on the recorded plat. A small patio which is an integral part of the residence may be enclosed with a fence or wall. No fence shall be installed which will impede the natural flow of water across the lot.

Fences on waterfront lots must be of plain ornamental iron construction, without designs, black in color, and a maximum of 5 feet (60") overall height to include pickets, points, and posts. Minimum height (and any fence installed on top of support walls or decking) is to be 4 feet (48") but in no case shorter than code requirements. Metal pickets are to be ½" square-bar and be of plain finish or with the common spear point, PSM30. The primary pickets shall not be spaced less than 3-7/8" apart as measured inside to inside, but in no case spaced farther apart than allowed by code requirements. Puppy bars may be installed at a maximum height of 2 feet (24"). No pilasters are allowed on waterfront lots.

Interior lot fences, as modified below, may be of ornamental iron, as described above; masonry, in harmony with the main residential structure; or wood construction. No chain link or barb (barbed) wire fences are allowed. Maximum overall height of interior fences shall be as follows: ornamental iron, 5 feet (60"); masonry, 6 feet (72"); and wooden fences, 6.5 feet (78") to include base board and top cap, if any. Pilasters which are in harmony with the main residential structure shall be used in conjunction with all ornamental iron fences (except as modified herein).

All fences on common interior rear lot lines with a view of the lake shall be ornamental iron, as above, and without pilasters. This includes lots 1 – 15, block 2, sections 1 and 2, and lots 1 – 20, block 2, section 3.

All wooden fences exposed to view from the street shall be built so that the finished side faces the street. In addition, wooden fences shall be installed such that the finished (picket) side faces outward unless the adjoining side or rear property is improved with a home. In that case the fence between two improved properties may have the finished (picket) side facing inward. Pickets must be cedar and installed vertically.

Gates should open outward with spring closure and positive closing latch. All referenced heights are as measured above finished grade. Plans and specifications shall be submitted with applications for approval.

**CORPORATE CERTIFICATE
LONGMIRE ON LAKE CONROE PROPERTY OWNER'S ASSOCIATION**

The undersigned certifies that he is the Attorney-in-Fact for Longmire on Lake Conroe Property Owner's Association (the "Association"). The Association is the property owners' association for Longmire on Lake Conroe Sections One, Two and Three, a subdivision in Montgomery County, Texas, according to the maps or plats thereof recorded in the Map Records of Montgomery County, Texas (the "Subdivision").

The Association is a Texas non-profit corporation, and attached to this certificate is a true and correct copy of Longmire on Lake Conroe Property Owner's Association's FENCE POLICY (November 18, 2013).

Signed this 26th day of November, 2013.

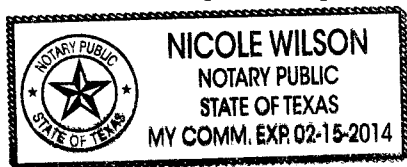
**LONGMIRE ON LAKE CONROE PROPERTY
OWNER'S ASSOCIATION**

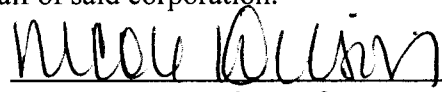
By: 
BRYAN P. FOWLER, Attorney-in-Fact

STATE OF TEXAS §

COUNTY OF MONTGOMERY §

SWORN TO AND SUBSCRIBED BEFORE ME on the 26th day of November, 2013, by BRYAN P. FOWLER, Attorney-in-Fact for LONGMIRE ON LAKE CONROE PROPERTY OWNER'S ASSOCIATION, a Texas non-profit corporation, on behalf of said corporation.

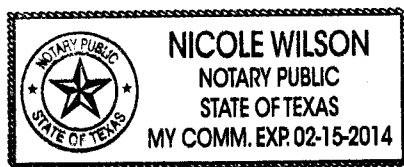


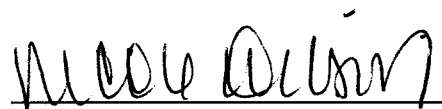

NOTARY PUBLIC, State of Texas

THE STATE OF TEXAS §

COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the 26th day of November, 2013, by BRYAN P. FOWLER, Attorney-in-Fact for LONGMIRE ON LAKE CONROE PROPERTY OWNER'S ASSOCIATION, a Texas non-profit corporation, on behalf of said corporation.




NOTARY PUBLIC, State of Texas

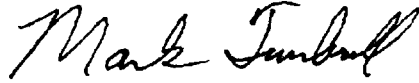
AFTER RECORDING RETURN TO:

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The Fowler Law Firm
300 West Davis, Suite 510
Conroe, Texas 77301

P1145-2013128836-3

FILED FOR RECORD

12/02/2013 3:59PM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF MONTGOMERY

I hereby certify this instrument was filed in file number
sequence on the date and at the time stamped herein
by me and was duly RECORDED in the Official Public
Records of Montgomery County, Texas.

12/02/2013



County Clerk
Montgomery County, Texas