

**CERTIFICATE OF ADOPTION  
OF  
SWIMMING POOL ENCLOSURE GUIDELINES  
OF  
COMMUNITY ASSOCIATION OF PORTER RANCH**

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

**WHEREAS**, the Board of Directors (the “Board”) of the Community Association of Porter Ranch, a Texas non-profit corporation (the “Association”) is charged with administering and enforcing those certain covenants, conditions, and restrictions contained in that certain Declaration of Covenants, Conditions and Restrictions recorded in the office of the County Clerk of Harris County, Texas under Clerk’s File No. 2019-62836, as said instrument has been or may be amended or supplemented from time to time encumbering the Porter Ranch community (the “Community”); and

**WHEREAS**, Chapter 202 of the Texas Property Code was amended effective September 1, 2021, by adding Section 202.022 thereto (“Section 202.022”); and

**WHEREAS**, Section 202.022 provides that swimming pool enclosures (“Swimming Pool Enclosure”) means a fence that: (1) surrounds a water feature, including a swimming pool or spa; (2) consists of a transparent mesh or clear panels set in metal frames; (3) is not more than six feet in height; and (4) is designed to not be climbable.

**WHEREAS**, Section 202.022 requires a property owners’ association to allow Swimming Pool Enclosures, subject to certain guidelines and restrictions; and

**WHEREAS**, the Board has determined that in connection with the adoption of guidelines and restrictions on Swimming Pool Enclosures in the Community, it is appropriate for the Association to adopt the guidelines described hereinbelow; and

**WHEREAS**, the Bylaws of the Association provide that a majority of the members of the Board shall constitute a quorum for the transaction of business and that the action of a majority of the members of the Board at a meeting at which a quorum is present is the action of the Board; and

**WHEREAS**, the Board held a meeting on the 18th day of August, 2021 (the “Adoption Meeting”), at which at least a majority of the members of the Board were present and duly passed the guidelines described herein below (the “Swimming Pool Enclosure Guidelines”).

**NOW, THEREFORE**, to give notice of the matters set forth herein, the undersigned, being an officer of the Association, does hereby certify that at the Adoption Meeting, at least a majority of the members of the Board were present and the Board duly adopted the Swimming Pool Enclosure Guidelines. The Swimming Pool Enclosure Guidelines are effective upon recordation of this Certificate in the Official Public Records, and supplement any restrictive

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covenants, guidelines or policies regarding the types of swimming pool enclosures described in any guidelines which may have previously been in effect for the Community, unless such restrictive covenants, guidelines or policies are in conflict with any previously adopted swimming pool enclosure guidelines, in which case the terms of the Swimming Pool Enclosure Guidelines are as follows:

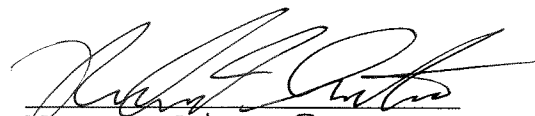
A Swimming Pool Enclosure may be installed around a water feature, including a swimming pool or spa, that is located on the owner's property, under the following conditions:

1. The Swimming Pool Enclosure shall conform to applicable state or local safety requirements, shall not exceed six feet (6') in height, and shall not be below the minimum height required by law;
2. The Swimming Pool Enclosure shall be designed not to be climbable;
3. The property owner must apply for and obtain written approval from the Association's architectural reviewing body prior to installation of a Swimming Pool Enclosure. Applications must include details on the size, appearance, color, location and materials;
4. The Swimming Pool Enclosure must be kept in good repair;
5. The Association may prohibit any Swimming Pool Enclosure that is not in compliance with these Swimming Pool Enclosure Guidelines, and also may require the removal of the non-conforming Swimming Pool Enclosure and restoration of the property to its original condition prior to the installation; and
6. The Association's architectural reviewing body and the Association's Board, on any appeal of the Association's architectural reviewing body decision, have the absolute discretion to deny any Swimming Pool Enclosure that is not black in color and does not consist of transparent mesh or clear panels set in metal frames.

**EXECUTED** on the date of the acknowledgment set forth herein below, to be effective as set forth above.

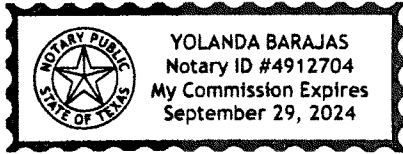
Community Association of Porter Ranch,  
a Texas non-profit corporation

By:

  
Name: Robert Sant'hi  
Title: President

THE STATE OF TEXAS   §  
                                  §  
COUNTY OF HARRIS   §

This instrument was acknowledged before me on October 5, 2021, by Robert Santini, the President of Community Association of Porter Ranch, a Texas non-profit corporation, on behalf of said corporation.



Yolanda Barajas  
Notary Public, State of Texas

File No. 351045-106

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# Pages 4  
10/07/2021 11:48 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$26.00

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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