

**CYPRESS TRAILS COMMUNITY IMPROVEMENT
ASSOCIATION GUIDELINES FOR SWIMMING POOL
ENCLOSURES**

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS the CYPRESS TRAILS COMMUNITY IMPROVEMENT ASSOCIATION (“Association”) is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recordedDeclarations for the various sections of the community (referred to collectively as “Declarations”); and

WHEREAS chapter 202 of the Texas Property Code was amended, to add Section 202.022 thereto regarding Swimming Pool Enclosures; and

WHEREAS, the Board of Directors (“Board”) of the Association desires to establish guidelines for Swimming Pool Enclosures consistent with the Section identified above in order to provide clear and definitive guidance to property Owners.

NOW, THEREFORE, the Board has duly adopted the following, *Swimming Pool Enclosure Guidelines*.

(a) “Swimming Pool Enclosure” means a fence that:

1. surrounds a water feature, including a swimming pool or spa;
2. consists of transparent mesh or clear panels set in metal frames;
3. not more than 6 feet in height; and
4. designed to not be climbable.

(b). The Association may not adopt or enforce a provision in a dedicatory instrument that prohibits or restricts a property owner from installing on the owner’s property a swimming pool enclosure that conforms to applicable state or local safety requirements; and

(c). The Association may adopt and enforce a provision in a dedicatory instrument establishing limitations related to the appearance of a swimming pool enclosure, however, if it has limitations regarding permissible colors of a swimming pool enclosure, it must allow an enclosure that is black in color and consists of transparent mesh in metal frames.

The guidelines are effective upon recordation in the Public Records of Harris County, and supersedes any guidelines for swimming pool enclosures which may have previously been in effect. Except as affected by Section 202.022 and/or by these guidelines, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.

RP-2021-478722

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

James Speaker
President, CYPRESS TRAILS COMMUNITY
IMPROVEMENT ASSOCIATION

STATE OF TEXAS §
 §
COUNTY OF KENDALL §

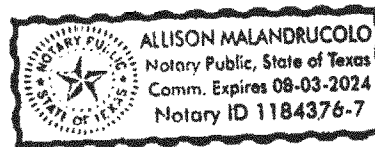
Before me, the undersigned authority, on this day personally appeared James Speaker, President of CYPRESS TRAILS COMMUNITY IMPROVEMENT ASSOCIATION, a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she has executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 17 day of August, 2021.

Alli Mah
Notary Public in and for
the State of Texas

Allison Malandrucolo
Printed Name
the State of Texas

8-3-24
My Commission Expires



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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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