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INDIAN LAKES HOMEOWNERS ASSOCIATION, INC.

FENCING GUIDELINES

These Fencing Guidelines (“Guidelines”) replace and supersede any previous fencing guidelines adopted by the Association including, but not limited to, the Fencing Guidelines filed under the Guidelines and Restrictions document filed at Clerk’s File No. 2012-1135506 in the Official Public Records of Real Property of Brazos County, Texas.

These Guidelines do not supersede the Declaration of Covenants, Conditions, Reservations and Restrictions of Villages of Indian Lakes. Please refer to the Declaration of Covenants, Conditions, Reservations and Restrictions of the Villages of Indian Lakes for additional provisions on fences.

****No fencing shall be constructed which obstructs the Trails or Trail Easements****

A. Fencing Location

Lake Lots:

CC&R Note: on Lake Lots, no Improvement or Structure may be located on a Lake Lot nearer than 100 feet nearer than the property line abutting the lake.

- Lake Lots have a thirty-five (35) foot setback from the property line, not the waters edge, for any approved fencing.
- All Lake Lots must have their fencing approved by the ACC.

Indian Lakes Drive Front Fencing:

- Front fencing on Indian Lakes Drive is discouraged. If you desire to fence the following standards shall apply.
 - Fencing along Indian Lakes Drive must be uniform under the following standards: See Exhibit “A” for details. The fence lumber must be a well-treated pine. The fence must be a 3-rail-board fence with an ‘X’-rail-board fence every third section on 10-foot centers.
 - Opposing ‘X’ sections of the above fence, across opposing sides of Indian Lakes Drive should line-up as near as feasible.

B. Fence Colors

- Oil base stain only, no paint. Most, but not all fences require stain. The Type, manufacture, and color of stain products shall be approved by the Association.
 - All fencing materials must be stained within 90 days of installation.

C. Fencing Types

Wire and Chain-Link Fencing:

- No wire fence (hog wire, chicken wire) may be built if visible from an Access Road, Trail, Common Area, or Dwelling Unit on another Lot or a Lake, without ACC Approval.
- Chain-link fencing must be approved by the ACC.
 - Chain link fencing may be used if areas not within view of any Access Road, Lake, or neighboring property line (unless neighbor consents in writing), and as long as the fencing is coated in green, brown, or black vinyl.

Decorative Iron Fencing:

- Requires ACC Approval for type and location, must be no higher than 6 feet and its use should attempt to harmonize with the habitat surrounding it.

Solid Fencing:

- Rear and side of lot only where approved by the ACC, at a maximum height of 6 feet and cannot extend closer to the road than the rear wall of the main structure. Solid fencing along sides of lots, on or off the property line, should be attempted only after you have consulted with your neighbor for the development of a good neighbor fence. These types of fences should be constructed to be aesthetically pleasing from multiple directions. All fasteners should be screws not nails, where feasible and should be galvanized.
- Solid fencing styles may include:
 - Treated Pine, Lumber, Redwood, or other materials approved by the ACC. All wood materials shall be stained. Type, manufacture, and color of stain products shall be approved by the ACC.
 - Masonry or combination material fence.

Rail Board Fencing:

- Rail Board fences should be constructed using treated Pine, Lumber, Redwood, or other materials approved by the ACC. Fencing may be no higher than 48 inches, without ACC approval. Rail board fences must use 7-foot long, or longer, 4x4 uprights protruding from the ground no higher than 54 inches.
 - 3-Board Rail
 - 4-Board Rail
 - "X"-Rail Board- with or without top flat board
 - Combination (rail and X)-with or without top flat board
 - Trim Boards for the purpose of covering joints and seams on these fencing types is encouraged and allowed.
 - Wire may be installed on the inside of the rail fence, between the bottom two rails.

Pipe Fencing:

- Approved for lots that allow animal units only.
- Pipe fence design and location must be approved by the ACC.

Vinyl Fencing:

- All vinyl and non-approved wood material requires ACC approval. Visible vinyl fencing is strongly discouraged.

D. Installation Upkeep/Maintenance of Fences:

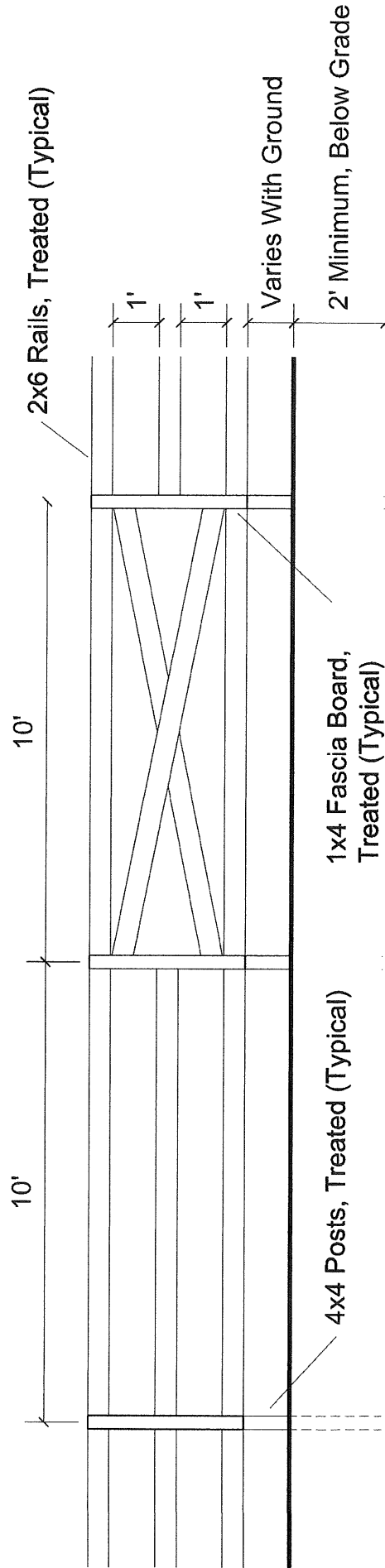
- Stained fences must be restained or replaced no later than every seven years, with every four years recommended. The HOA may require more periodic staining or maintenance at their discretion, including mandating the type, manufacture and color fo stain products, so as to enhance and maintain the theme and characteristics of the habitat, property and subdivision.
- Clearing for Construction and Maintenance
 - A path no wider than 5 feet can be cleared for fence construction or maintenance, unless approved by the ACC.
 - Lot owners are encouraged to coordinate side or common fencing to minimize environmental impact and expense and improve aesthetics and maintenance.

EXHIBIT "A"

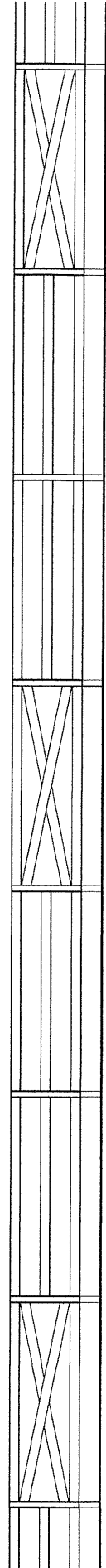
Fence Design for Villages of Indian Lakes Combination Rail Board Fence

General Notes

1. All fence materials shall be treated pine, or of material as approved by the Association.
2. All fasteners shall be exterior grade wood screws.
3. All wood materials shall be stained. Type and color shall be approved by the Association.



Fence Detail



Continuous Combination Rail Board Fence Sections