

BEXAR COUNTY HIGHLANDS RANCH HOMEOWNERS ASSOCIATION, INC.**Board of Directors' Policy to Adopt Changes in the Texas Property Code in 2021 Affecting
Provisions in the Declaration of Covenants, Conditions and Restrictions****INTRODUCTION**

The following revised provisions of the Declaration of Covenants, Conditions and Restrictions ("DCCR") of Bexar County Highlands Ranch Homeowners Association, Inc. ("Highlands Ranch") shall replace in their entirety the same identified provisions contained in the DCCR of Highlands Ranch dated May 24, 2018 ("existing DCCR"). The following revised provisions reflect the changes in the Texas Property Code passed by the Texas Legislature in 2021 that affect these same provisions contained in the existing DCCR. Therefore, such provisions in the DCCR are to be ignored, as they have been superseded by law. Instead, the following revised provisions shall be used. In general, the changes in law became effective September 1, 2021. The superseded provisions in the existing DCCR have been marked out by the use of an "X" in the copy of the DCCR posted on the Highlands Ranch website, but the official copy of the DCCR filed in the public records of Bexar County, Texas has not been changed. Additionally, a revised Cover Page has been added to the existing DCCR and changes have been notated on the Index to the existing DCCR posted on the website. This Policy shall be posted separately and as an attachment to the existing DCCR on the Highlands Ranch website. Highlands Ranch members are advised to review the website copies of the DCCR and the Policy together.

ARTICLE II. CONSTRUCTION REQUIREMENTS

Section 10. Fences and Other Security Measures. An Owner cannot be prohibited from installing security measures on the Owner's property, which include, but are not limited to perimeter fences, cameras or motion detectors, all of which require advance approval in writing by the Architectural Control Committee ("ACC").

No chain-link or cyclone fences may be built or maintained on any Lot, except in connection with (a) tennis courts, provided such fence is vinyl clad, is properly landscaped, and is reasonably screened from public view, or (b) a rear yard dog run so located or screened as to not be visible from any street.

No fence, wall, or hedge shall be built or maintained forward of the front fence setback line, except for decorative walls or fences which are part of the architectural design of the main structure and retaining walls, provided the ACC approves of same in writing. No fence shall extend closer than twenty-five feet (25') to the front property line and/or the edge of the street, as approved by the ACC.

Construction of perimeter fencing shall consist only of the following kinds of ranch fencing and comply with the following:

1. Posts. Cedar posts shall be placed 10'-12' on center (min. 3" to 4" diameter for in-line posts and 6" to 7" diameter for corners and H-braces) with cedar stakes or

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metal tee stakes (color to be approved by the ACC) between each post. Cedar posts may be stripped of bark. Painted iron pipe may be used in lieu of wood posts. In-line pipe shall be a minimum of 2 3/8", and corners and H-braces shall be a minimum diameter of 2 7/8". Wolmanized pine or other wood posts are permissible.

Iron pipe shall be placed at a maximum of 200' (100' is recommended) provided there are no corners, or any changes in direction, and must have metal tee stakes or cedar posts placed 10' to 12' on center. In general, H-braces should be placed at all changes in direction and at all ends.

2. Wire. Wire shall be standard 47" Sheep and Goat galvanized wire fencing (12.5 gage or better). The overall height of the fence shall not exceed 56". The wire fencing shall be tied at a height of 48" and may be topped with one strand (2" to 6" above fencing, for a total fencing height not exceeding 56") of smooth wire. Non-climb wire (12.5 gage wire or better) 48" in height, 2X4 12.5 gage welded wire 48" in height, or 48" 8 gage welded wire panels, may be used in lieu of the Sheep and Goat wire fencing.

Also, five strands of smooth wire may take the place of the fencing. This kind of fencing will also allow for the easier passage of fawns and other small wildlife within the Properties.

3. In lieu of the above, the ACC, at its option, may approve a wrought iron metal panel fence with iron posts or stone columns not to exceed 60".

No "deer proof" perimeter fencing or any fencing above the height of 56" shall be permitted which would restrict the movement and habitat of wildlife presently existing on the Properties.

Free standing site walls, bollards, planters or gate posts may be allowed at the driveway entrance, as long as the improvements are a minimum of twenty-five (25') feet from the roadway right-of-way and/or the edge of the street, as approved by the ACC. No driveway entrance shall be designed as a "drive under" using beams or arches spanning the driveway, and no driveway entrance feature shall exceed eight (8') feet in height and fifty (50') feet in width along the street [twenty-five (25') feet from either side of the centerline of the driveway].

All fences or walls located on Lots are to be maintained at the expense the Owner of the Lot.

Notwithstanding the foregoing, the ACC is empowered to waive the aforesaid composition requirements for fences and the aforesaid height and setback limitations in