

## Fencing Guidelines for Spanish Grant Beachside

*NOTE: Following is a set of guidelines for use in approving new or revised fence construction within Spanish Grant Beachside. These guidelines have been developed by the Architectural Control Committee and were ratified by resolution of the Spanish Grant Civic Association Board.*

The following fence construction guidelines are for the purpose of informing Spanish Grant Beachside homeowners of general standards which the Architectural Control Committee will use, when considering requests for advance approval of a homeowner's proposed new or revised fence construction.

The text uses the words front and rear of lot with regard to the street orientation of the house. It does not refer to the "front" designation used in the Covenants for the water side of original third row lots and houses.

Although the Committee plans to adhere closely to the following guidelines, they should not be regarded as absolute criteria. By the Covenants, the Committee is obligated to consider each individual homeowner request in light of "harmony of external design with existing structures", "exterior materials and exterior paint colors", "quality of workmanship and materials" and "location with respect to topography and finished ground elevations".

Different classes of fencing will be evaluated on the basis of the following items:

### Metal Fencing

The prior precedent for chain link fencing of either 4 or 5 foot height is rescinded. It will not be allowed in any circumstances. No wire fencing of any type will be allowed.

### Wooden Board Privacy Fencing Along FM 3005

The prior precedent of allowing closely spaced vertical slat privacy fencing will be continued, but for only the side of a lot most directly facing FM3005. A six inch wide, maximum six foot high natural wood standard will apply. Painting will not be allowed.

### Sand Fencing

Sand fencing shall adhere to the guidelines for sand fencing given in the GLO publication, "Dune Protection and Improvement Manual for the Texas Gulf Coast, Fifth Edition". It is available on the Texas GLO website.

Maximum height shall not exceed three and one half feet. If four foot prefabricated pickets are used, they must be buried at least six inches at the bottom.

Sand fencing will be allowed only on those lots directly facing the waterfront.

### Traffic Control Bollard Fencing

-Bollards may be placed along the side of a lot that is adjacent to the street, to control traffic. Installation of bollards along the side or rear property lines is strictly prohibited. The sole exception to this will be for the several lots having fronts facing West Ventura and also having rear property lines facing the John Reynolds cul-de-sac.

-Location of bollards: Preference of the City is for bollards to be placed along the owner's front property line, i.e. 25 feet back from street centerline, and 20 feet forward from the setback line. If bollards are placed closer to the street, encroaching on legal easements, the bollards are subject to removal, possibly at owner's expense.

-But in no case can bollards be placed closer than 20 feet from the street centerline. This is a requirement of the Texas GLO's Open Beaches Act beach access parking requirement.

- Spacing between bollards shall be five feet. Bollards may not exceed three and one half feet in height. Diameter shall be four inches.

-Material shall be treated wood. No painting will be allowed. Four inch garden timbers may be used provided that they are installed such that the flat sides are perpendicular to the street.

-The use of a cable or rope through the bollards will be optional, at the homeowner's choice. If steel cable is used, it shall have galvanizing or other suitable corrosion protection. Holes are to be drilled four inches below the top of the bollard.

#### Picket Fencing for Individual Lots

-Picket fence construction shall be subject to the following setbacks:

\*\*\*\*\*To be no closer to the street than the front living wall of the house

\*\*\*\*\*May follow the property line along one side of the lot

\*\*\*\*\*Must be at least 10 ft inside the property line along the other side of the lot, and

\*\*\*\*\*Must be at least 5 ft inside the property line along the back of the lot. NOTE: This rear property line setback will not apply to those lots backing up against FM3005.

-Enclosed area of the picket fence shall not exceed the smaller of A) Thirty percent of the lot area plus the foot print area of the bottom living floor of the house, or B) The area defined by the setbacks described above. If criteria A) is the smaller area, one or more of the setbacks must be modified inwardly to meet the smaller criteria.

-Vertical pickets of vinyl, composite material or natural wood will be allowed. The vinyl shall be white in color. Cedar, redwood and treated pine may be left natural. Color of composite material will be subject to the individual ACC application process.

-The fence can be either three or three and one half feet in height. Posts shall not exceed four feet in height.

-The pickets can be either three or four inches in width. Either way, they shall be installed such that a minimum of 50% visual opening is maintained. This is in regard to the pickets only and does not consider cross beams.

MJS 5/3/10

MJS 10/25/10 Rev#1

MJS 11/27/10 Rev#2

Return to:

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*Dwight D. Sullivan*  
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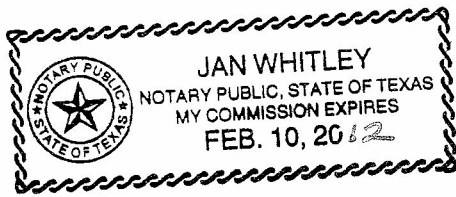
Dwight D. Sullivan, County Clerk  
Galveston County, TEXAS


STATE OF TEXAS

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COUNTY OF GALVESTON

This instrument was acknowledged before me on the 30<sup>th</sup> day of June, 2011, by **WILLIAM KENNEDY** as Vice President of **SPANISH GRANT CIVIC ASSOCIATION**, a Texas non-profit corporation, on behalf of said Corporation.



  
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Notary Public, State of Texas