

**WINDSOR LAKES HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS RESOLUTION  
CONCERNING METAL FENCE POSTS**

**WHEREAS**, the Declaration of Covenants, Conditions and Restrictions for Windsor Lakes Homeowners Association, Inc.(Declaration), is filed in the Real Property Records of Montgomery County, Texas, under Clerk's File No. 2003068161, along with any supplements thereto or amendments thereof ( the "Declaration"); and

**WHEREAS**, Article VI, Sections 1 and 11 of the Declaration authorizes the Association Board of Directors to promulgate restrictions, rules and regulations applicable to all lots, units and common areas, including traffic and parking rules concerning private streets and the use of Common Property; and

**WHEREAS**, the Windsor Lakes Residential Development Standards philosophy includes "Preventing the deterioration of neighborhoods which inevitably follows an unregulated, laissez-faire philosophy of construction, maintenance, and property use," and


**WHEREAS**, the Windsor Lakes Residential Development Standards acknowledged that the "Standards are updated, revised or otherwise amended from time to time," and

**WHEREAS**, the Windsor Lakes Residential Development Standards at 1.5G(i) includes metal fence posts as an unacceptable material "except 2-inch galvanized steel posts or posts in wrought iron fences," and

**NOW THEREFORE BE IT RESOLVED** that the Windsor Lakes HOA Board of Directors hereby adopts the following revision concerning the use of metal fence posts:

- Due to the accelerated failure of the Windsor Lakes Community fences, the increased expense for maintenance requires changing posts from wood to galvanized metal because of the inferior quality of wood posts available, and the resultant changing industry standard to galvanized posts.
- The utilization of galvanized steel posts larger than the currently allowed 2-inch will be utilized as needed.
- At installation, the aesthetics required by the Residential Development Standards may be maintained by painting the galvanized steel posts to blend, and/or shielded from view with pickets.
- The Board of Directors may choose to further revise the materials for fence posts as provided by the Windsor Lakes Residential Development Standards.

APPROVED BY The Board of Directors on the 9<sup>TH</sup> day of JANUARY, 2024.

  
\_\_\_\_\_  
President

PETER G. LIVINGSTON  
\_\_\_\_\_  
Print Name

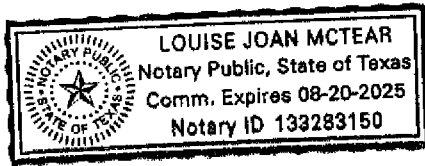
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THE STATE OF TEXAS

COUNTY OF MONTGOMERY

Before me, a Notary Public, on this day personal appeared Peter G. Livingston, President of Windsor Lakes Homeowners Association, Inc., known by me to be the person whose name is subscribed to the foregoing instrument and, being by me first duly sworn and declared that he/she executed same in the capacity and consideration therein expressed.

Given under my hand and seal of office this 9<sup>th</sup> day of January, 2024.



  
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Notary Public, State of Texas

E-FILED FOR RECORD

01/10/2024 09:02AM



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas

STATE OF TEXAS,  
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number sequence on the date and time stamped herein by me and was duly e-RECORDED in the Official Public Records of Montgomery County, Texas.

01/10/2024



*L. Brandon Steinmann*

County Clerk,  
Montgomery County, Texas