Serenity Pines

SERENITY PINES RESIDENTIAL ASSOCIATION, INC.
SWIMMING POOL ENCLOSURES POLICY

STATE OF TEXAS §
§
COUNTY OF LIBERTY §

I. PURPOSE

The purpose of this Swimming Pool Enclosures Policy (this "***Policy***") is to provide guidance regarding swimming pool enclosures authorized by Texas Property Code Section 202.022 (the "***Code***"). The Board of Directors (the "***Board***") of the Serenity Pines Residential Association, Inc., a Texas nonprofit corporation (the "***Association***") has determined that it is in the best interest of the Association to establish this Policy regarding swimming pool enclosures on property subject to its jurisdiction.

II. APPLICABILITY AND AUTHORITY

The property encumbered by this Policy is that property restricted by the Declaration of Covenants, Conditions, and Restrictions for Serenity Pines (Residential Property), recorded under Clerk's File No. 2026022712 in the Official Public Records of Liberty County, Texas, as same has been and may be amended from time to time (the "***Declaration***"), and any other property which has been and may be subsequently annexed into Serenity Pines and made subject to the authority of the Association.

Reference is made to the Declaration for all purposes. Unless otherwise set forth in this Policy, the capitalized terms used in this Policy are defined in the same manner as set forth in the Declaration and the interpretation provision set forth in the Declaration applies to this Policy, which definitions and interpretation provision are incorporated in this Policy for all purposes by this reference.

Any reference made in this Policy to approval by the Architectural Review Committee (the "***ARC***"), means prior written approval by the ARC for the Association.

Pursuant to the Dedicatory Instruments governing the Property, the Board is vested with the authority to adopt policies, rules, and guidelines.

Pursuant to the authority granted in the Code, the Board adopts this Policy which runs with

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the land and is binding on all Owners and Lots within the Property. The provisions of this Policy are in addition to any other applicable guidelines, rules, or policies. This Policy is effective upon the recording of same. After the effective date, in the event of a conflict between the terms of this Policy and any previously adopted guidelines, rules, or policies addressing the subjects contained in this Policy, this Policy controls.

Invalidation of any one or more of the covenants, conditions, restrictions, or provisions contained in this Policy will in no way affect any one of the other covenants, conditions, restrictions, or provisions of this Policy, which remain in full force and effect.

III. SWIMMING POOL ENCLOSURES POLICY

A. DEFINITIONS

For purposes of this Policy, "***Swimming Pool Enclosure***" means a fence that:

1. Surrounds a water feature, including a swimming pool or spa, located on a Lot within the Property;

2. Consists of transparent mesh or clear panels set in metal frames;

3. Is not more than 6 feet in height; and

4. Is designed to not be climbable.

B. SWIMMING POOL ENCLOSURES

1. Approved Swimming Pool Enclosures

The installation of a Swimming Pool Enclosure that is black in color, consists of transparent mesh set in metal frames, is less than or equal to 6 feet in height, and conforms to all applicable state or local safety requirements ("***Approved Swimming Pool Enclosure***") is considered pre-approved by the ARC and does not need to be submitted to the ARC for review and approval.

2. Swimming Pool Enclosures Requiring ARC Approval

The installation of a Swimming Pool Enclosure, other than an Approved Swimming Pool Enclosure, on a Lot requires prior written approval from the ARC. Any such Swimming Pool Enclosure is subject to the following parameters:

(a) Swimming Pool Enclosures may not exceed 6 feet in height, unless otherwise approved by the ARC.

(b) Swimming Pool Enclosures must conform to all applicable state or local safety requirements.

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(c) Swimming Pool Enclosures may contain frames (i) composed of materials such as, by way of illustration and not limitation, metal, wood, or polycarbonate plastic; and (ii) composed of colors such as, by way of illustration and not limitation, white, silver, transparent, or black tones.

(d) Swimming Pool Enclosures may contain panels or screens (i) composed of materials such as, by way of illustration and not limitation, transparent mesh, glass, or polycarbonate plastic; and (ii) composed of colors such as, by way of illustration and not limitation, clear, white, or light blue.

The submission of plans related to a Swimming Pool Enclosure must include a completed application for ARC review, a site plan showing the proposed location of the Swimming Pool Enclosure, the type of Swimming Pool Enclosure to be used, and a copy of the manufacturer's brochures or a sample of material, if applicable. In considering the appearance of a Swimming Pool Enclosure, the ARC may take into account such factors including, but not limited to, the overall size of the pool, the size and configuration of the Lot, the location of the Lot in the Property, the location of the pool and Swimming Pool Enclosure on the Lot, and the visibility of the Swimming Pool Enclosure from streets, other Lots, and Common Areas.

The installation of a Swimming Pool Enclosure that is not in compliance with this Policy is considered a violation of the Dedicatory Instruments governing the Property.

[SIGNATURE PAGE FOLLOWS]

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CERTIFICATION

I certify that, as President of the Serenity Pines Residential Association, Inc., a Texas nonprofit corporation, the foregoing Swimming Pool Enclosures Policy was approved on the 19th day of August, 2026, at a meeting of the Board of Directors at which a quorum was present.

DATED, this the 19 day of August, 2026.

Serenity Pines Residential Association, Inc.,
a Texas nonprofit corporation

By: _____
Print Name: Kevin Campbell
Title: President

THE STATE OF TEXAS §
§
COUNTY OF Liberty §

BEFORE ME, on this day personally appeared Kevin Campbell, the President of Serenity Pines Residential Association, Inc., a Texas nonprofit corporation, known by me to be the person whose name is subscribed to this instrument, and acknowledged to me that s/he executed the same for the purposes and in the capacity stated in this instrument, and as the act and deed of said corporation.

Given under my hand and seal this the 19th day of August, 2026.

SANDRA LOPEZ MARTINS NOTARY PUBLIC STATE OF TEXAS ID 125675759 EXP 07-31-2030

_____
Notary Public – State of Texas

After Recording Please Return To:
Lisa L. Gambrell
Rida J. Sarwar
Roberts Markel Weinberg Butler Hailey PC
2800 Post Oak Blvd., 57th Floor
Houston, Texas 77056

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THE STATE OF TEXAS
COUNTY OF LIBERTY

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Liberty County, Texas.

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08/25/2026 10:29:08 AM Total Fees: $37.00

Lee Haidusek Chambers,County Clerk
Liberty County, Texas