



# Possum Kingdom Property Owners Association

19669 N. State Highway 16

Graford, Texas 76449

ACC BUL 4.4 Improvements Privacy Fence

1/8/23

## Standards (4th Amended and Restated Rules and Design Guidelines; Part III; B #2; Page 21)

The ACC, with the approval of the Board of Directors, shall have the responsibility to develop a Community-Wide Standard for the Development and shall have sole discretion with respect to taste, design standards and other guidelines and restrictions to ensure compliance with the Community-Wide Standard. One objective of the ACC is to prevent unusual, radical, curious, odd, bizarre, peculiar or irregular structures from being built within the Development. The ACC may from time to time adopt such procedural and substantive rules, to the extent not in conflict with the Governing Documents, and with the approval of the Board of Directors, as it may deem necessary or proper for the performance of its duties, including any additional Design Guidelines and publish and promulgate bulletins regarding such additional Design Guidelines, which shall be fair, reasonable and uniformly applied and shall carry forward the spirit and intention of the Community Wide Standard and the Governing Documents. The ACC with the approval of the Board of Directors, shall have the authority to adopt Design Guidelines with the approval of the Board of Directors, shall have the authority to adopt Design Guidelines which may be applicable to only specific sections within the Development. Minutes of all ACC meetings shall be retained by the ACC Chairman.

## Definition

"Improvements"- Any addition to a Lot including the Dwelling, all Accessory Buildings and any other building, structure or other enhancement installed, erected, etc. by an Owner.

## Directive

- Privacy (or solid wood non-see-through) fences shall **only** be permitted around a small portion (area and size to be decided upon case by case) of a backyard which backs up to State Hwy 16.
- All Privacy fences shall be of a brown or natural wood color so as to blend with the natural environment.
- A completed and signed Improvement form must be submitted to the ACC and approval given before construction of any fence.