

**AFFIDAVIT FOR FILING DEDICATORY INSTRUMENTS**

STATE OF TEXAS )  
 )  
COUNTY OF GALVESTON )

**KNOW ALL BY THESE PRESENTS:**

WHEREAS section 202.006 of the Texas Property Code requires that a property owners' association file its dedicatory instruments in the real property records of the county in which the property is located, and

WHEREAS the Pirates Property Owners' Association is a property owners' association as the term is defined in the Texas Property Code and has property located in Galveston County, Texas,

NOW THEREFORE, true copies of the following dedicatory instruments of the Pirates Property Owners' Association which have not been previously filed in the public records of Galveston County are attached hereto, including:

Fencing Guidelines Approved August 24, 2017

FURTHER, other dedicatory instruments of the Pirates Property Owners' Association have already been filed in the public records of Galveston County and these documents supplement the previously filed documents.

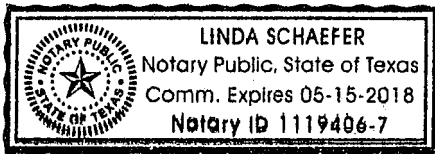
SIGNED on this 31st day of August, 2017.

Signature: *Susan Gonzales*  
By: Susan Gonzales  
Title: CKM Property Management, Managing Agent for Pirates Property Owners' Association

STATE OF TEXAS )  
 )  
COUNTY OF GALVESTON )

This instrument was acknowledged before me on this 31st day of August, 2017 by Susan Gonzales.

Signature: *Linda Schaefer*  
By: Linda Schaefer  
Title: Notary in and for the State of Texas  
My commission expires on 05/15/18



Return to: C.K.M. Property Management, Inc.  
P.O. Box 160  
Tomball, TX 77377-0160

# **Pirates Property Owners Association**

## **Fencing Guidelines**

**Approved August 24, 2017**

- 1) Permanent Fencing
  - a. Four (4) foot tall vertical picket fencing, (wood, vinyl or iron) is to be used.
  - b. Fencing consisting of chain link, wire or mesh material is not allowed.
  - c. Per the City of Galveston guidelines, the front facing fence must contain 60% open space. Side and Rear fences may contain verticle picket materials that are placed together forming a solid surface.
  - d. The "Fencing Envelope" is along the rear property line and side property lines, as long as the side fence does NOT come forward of the Front Building Setback Line, and the front fence is located inside the Front Building Setback Line. Approved fencing can be placed anywhere inside this defined Fencing Envelope area.
  - e. Verticle fence pickets may be no greater than a width of 6" inches.
- 2) Temporary fencing
  - a. Temporary fencing is only allowed and required during an approved construction project. This type of fencing shall be a 4 foot high plastic mesh supported with landscape stakes along the entire back and side property lines.
  - b. Bollard and Rope is considered a landscaping feature and not a temporary or permanent fence. Bollard and Rope, as a landscape feature, may be used anywhere between the rear property line, the side property lines and no closer than two feet from the front property line.
- 3) Pedestrian Easement Fencing – Front Row Beach Properties Only
  - a. Fence construction along a "Pedestrian Easement" can only be a sand fence or a bollard and rope structure. Bollard and rope is the preferred structure.
  - b. Fencing is allowed from the corner of a location no closer than two feet from the front property line at the Pedestrian Easement and continuing down (southward) the Pedestrian Easement line no further than to a location as determined by the City of Galveston and any other applicable regulatory agencies.
- 4) Fencing Parallel to the Beach – Front Row Beach Properties Only
  - a. A fence facing or fronting the Gulf of Mexico may be constructed no closer to the beach than the line established by the City of Galveston and any other applicable Regulatory Agencies.
  - b. A current survey is required to establish these dimensions and must be submitted to the City of Galveston for prior approval and any other applicable Regulatory Agencies.
  - c. Fencing fronting the beach can only be a sand fence or bollard and rope structure.
- 5) New fencing projects and/or any changes to existing fencing must be approved in advance by the City of Galveston and then by the PPOA ARC. This applies to all sections of the PPOA, including specified beach erosion areas.

THIS SUMMARY IS TO BE USED AS A GUIDE ONLY AND DOES NOT REPLACE ANY REQUIREMENTS AS STATED IN THE ACTUAL DEED RESTRICTIONS.

**FILED AND RECORDED**

Instrument Number: 2017054605

Recording Fee: 30.00

Number Of Pages: 3

Filing and Recording Date: 09/11/2017 12:50PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



*Dwight D. Sullivan*

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Dwight D. Sullivan, County Clerk  
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

**DO NOT DESTROY** - *Warning, this document is part of the Official Public Record.*