



# 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:

Pirates Property Owners Association Fencing Guidelines Approved by PPOA Board, September 8, 2012

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.

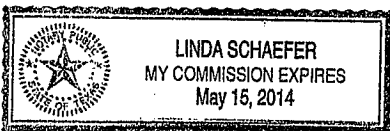
SIGNED on this 5th day of December, 2012.

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 5th day of December, 2012 by Susan Gonzales.

Signature: *Linda Schaefer*  
By: Linda Schaefer  
Title: Notary in and for the State of Texas  
My commission expires on 05/15/14



Return to: C.K.M. Property Management, Inc.  
P.O. Box 160  
Tomball, TX 77377-0160  
281-255-3055

# Pirates Property Owners Association

## Fencing Guidelines

- 1) Permanent Fencing
  - a. Four (4) foot tall 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 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.
- 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.

**City of Galveston Fencing Guidelines  
As of September 2012  
For Reference Only**

Even though these are the City of Galveston guidelines, some of the PPOA Fencing Guidelines are different and apply in place of the City Guidelines.

The City of Galveston's fence regulations are found in the Zoning Standards, Section 29-68:

**Section 29-68: FENCE REGULATIONS (Ord. 03-108) (Ord. 09-014)**

**(a) Fences and Walls – Height Regulations**

- (1) No fence or freestanding wall shall be erected to exceed eight feet (8') in height for any residential or multiple-family dwelling use, unless otherwise stated below:
  - a. Within a front yard of any residential use, no solid fence or wall shall be erected to exceed forty-eight inches (48"), unless the fence or wall is at least sixty percent (60%) open, whereby the maximum height shall not exceed five feet (5').
  - b. Within a front yard of any one-family dwelling attached (minimum of three units) or multiple-family dwelling use, no solid fence or wall shall be erected to exceed forty-eight inches (48"), unless the fence or wall is at least sixty percent (60%) open, whereby the maximum height shall not exceed six feet (6').
  - c. A tennis court fence shall not exceed twelve feet (12') in height.
- (2) For non-residential uses, no fence or freestanding wall shall be erected to exceed eight feet (8') in height.
- (3) These restrictions shall not apply in designated Historic Districts, per Section 29-80 of the Galveston Zoning Standards.

Here is the definition for Front yard:

**Front Yard** □ An open, unoccupied space on a lot facing a street extending across the front of the lot between the side of lot lines and from the main building to the front lot or street line with the minimum horizontal distance between the street line and the main building line as specified for the district in which it is located.

