

Installing fencing in Arrowhead Shores

The Deed Restrictions regarding fencing materials and location is very clear.

All construction must be of new material, except stone, brick, inside structural material, or other materials used for antique decorative effect.

No natural drainage shall be altered, nor shall any drainage ditch, culvert, nor drainage structure of any kind be installed nor altered, without prior written consent of the Architectural Control Committee and Hood County Environmental Health.

No building, fence, or other structure or improvements shall be erected, placed or altered on any lot until two copies of the construction plans and specifications, including specification of all exterior materials and a plan showing the proposed location of the structure, have been submitted to and approved in writing by the Architectural Control Committee as to harmony of external design with existing structures and as to location with respect to topography and finish grade elevation and otherwise.

If such construction, placement or alteration is not commenced within six (6) months of such approval, the approval shall be null and void unless an extension is granted in writing. Construction must be completed within eight (8) months of the commencement date.

Fences shall be permitted to extend to the side and front lot lines (except no less than 5 feet of the front lot line of all lots and only to not less than 5 feet of the rear lot lines except fences are permitted to extend to the rear lot line where the rear lot line coincides with the Brazos River Authority boundary line for Lake Granbury), but without impairment of the easements reserved and granted in these restrictions.

Fencing on lots 28-112, Block 1 Section A and Lots 1-39 Block 2, Section A (fishing lots), is limited to the side boundaries and no less than 5 feet from the front line. **Only chain link or picket fencing is allowed on these lots.**

Easements are reserved along and within 5 feet of the rear lines of all lots here under except "0" feet on lots whose rear lines coincide with the Brazos River Authority boundary line, including channel lots.

Easements are reserved along and within 5 feet of the front lines and the sidelines of all lots hereunder.

A 10-foot utility easement is reserved along the southerly side of Lots 1 and 27, Block 6. A 10-foot utility and drainage easement is reserved along the westerly side of Lot 40, Block 2.

Said easements in the next sentences are for the construction, operation and perpetual maintenance of conduits/ poles, wires and fixtures for electric lines, gas lines, telephone lines, water lines, sanitary and storm sewers, road drains and other public and quasi-public utilities and to trim any trees which at any time may interfere or threaten to interfere with the maintenance of such lines, with right of ingress to and egress from across said premises to employees of said utilities.

It is understood and agreed that it shall not be considered a violation of the provisions of the easement if wires or cables carried by such pole lines pass over some portion of said lot not within the easement as long as such lines do not hinder the construction of buildings on any lots hereunder.

Prior to any fencing installation make certain that the lot corners are clearly marked and that the Architectural Control Committee is notified before construction commences. Be sure to talk to your neighbors to see if they have concerns about your fencing project.