D222220030 09/06/2022 10:30 AM Page: 1 of 3 Fee: \$27.00 Submitter: Reunion Title of Texas Inc.

Electronically Recorded by Tarrant County Clerk in Official Public Records

MARY LOUISE NICHOLSON COUNTY CLERK

## NOTICE OF FILING OF DEDICATORY INSTRUMENTS FOR HOA OF RESERVE OF SOUTHLAKE, INC.

## **POULTRY POLICY**

STATE OF TEXAS	§ 8	KNOW ALL PERSONS BY THESE PRESENTS
<b>COUNTY OF TARRANT</b>	§	

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 community in which the property is located, and

WHEREAS, the HOA of Reserve of Southlake, Inc. is a property owners' association as the term is defined in the Texas Property Code and has property located in Tarrant County, Texas,

WHEREAS, the City of Southlake adopted Ordinance 1069 allowing fowl to be kept within the city limits.

NOW THEREFORE the Board has duly adopted the following Poultry Policy through resolution of the HOA of Reserve of Southlake, Inc. Board of Directors (the "Board") on August 17, 2022 as follows:

- 1. No animals of any kind shall be raised or bred on any Lot except chickens (domesticated fowl; excluding roosters), dogs, cats, or other household pets may be kept provided that they are not kept, bred, or maintained for any commercial purpose. No more than five (5) chickens shall be allowed per Lot. No more than four (4) household pets will be permitted on each Lot. Pets must be contained inside a fenced area or within the dwelling. Invisible pet fences will be allowed.
  - a. Lots that are zoned for and utilized as single family detached residential may be permitted a maximum of (5) domestic female chickens (hens) contingent on the following requirements:
    - i. Hens are utilized for personal egg production or as pets;
    - ii. A humane and properly constructed henhouse, with at least two (2) feet of grade level ground clearance shall be provided. The structure must include solid, secure sides, including a solid top, that maintain confinement and prevents entry of predatory animals such as foxes or hawks. Sides should be embedded into the ground no less than one foot unless attached to a frame. Exterior surfaces, not inherently resistant to deterioration, shall be treated with a protective coating, such as paint or other suitable preservative, and maintained with sufficient frequency to prevent deterioration. Enclosure must provide access for proper cleaning and maintenance. It must provide protection from extreme temperatures, including but not limited to insulation, ventilation and drainage; Henhouses must include laying boxes of a minimum surface of fourteen (14) inches by

D222220030 Page 2 of 3

fourteen (14) inches per chicken and must be regularly bedded with sawdust, straw or like material. All enclosures, including but not limited to structures and fencing, shall be constructed or repaired as to prevent rats, mice, or other rodents from being harbored underneath, within, or within the walls of the enclosure. All henhouses must be properly maintained in a safe, clean, sanitary and substantial condition that poses no health threat to the chickens or citizens and does not create a public nuisance.

- iii. All feed and other items associated with the keeping of chickens that are likely to attract or to become infested with or infected by rats, mice, or other rodents shall be protected so as to prevent rats, mice, or other rodents from gaining access to or coming into contact with them;
- iv. Disposal of Chicken Waste/Manure: Waste products (manure) generated from the raising of chickens shall be composted on-site by the owner when possible. If on-site composting is impractical the waste products shall be double bagged in clear plastic bags and placed in the rollout container for disposal along with the regular household trash,
- v. All hens shall be contained, at all times, within a fence of at least four (4) feet high. Each hen shall have a minimum of four (4) square feet of range area. The range area must be well drained so there is no accumulation of moisture.
- vi. All henhouses must be approved by the ACC and shall be a minimum of fifteen (15) feet away from any adjoining property line. All structures, fencing, and hens must be located in the rear yard of the dwelling.
  - vii. Male chickens (roosters) are prohibited.

This policy replaces any previously recorded or implemented policy that addresses the subjects contained herein. The Board of Directors may amend this policy from time to time. Except as affected by the Texas Property Code and/or by these policies and guidelines, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect. Approved and adopted by this Board on the 23rd day of August, 2022.

HOA OF RESERVE OF SOUTHLAKE, INC.

Ehab Sweis, President

Before me, the undersigned authority, on this day personally appeared Ehab Sweis, President of HOA of Reserve of Southlake, Inc., a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein states.

Given under my official hand and seal this 23 day of August

AFTER RECORDING, PLEASE RETURN TO: GloboLink Management PO Box 1532 Keller, TX 76244-1532

C. A. WHITE Notary Public, State of Texas Comm. Expires 01-10-2023 Notary ID 1722087