

ATASCOCITA COMMUNITY IMPROVEMENT ASSOCIATION, INC.
REGULATION OF STANDBY ELECTRIC GENERATORS

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

WHEREAS, Atascocita Community Improvement Association, Inc. (the "Association"), is the governing entity for Pinehurst of Atascocita Sections 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11; Pines of Atascocita Sections 1, 2, 3 and 4; Atascocita Shores Sections 1, 2, 3, 4, 5 and 6; Golf Villas at Atascocita; Club Point; and Estates of Pinehurst; additions in Harris County, Texas, according to the maps or plats thereof, recorded in the Map Records of Harris County, Texas, under Volume 206 Page 55, Volume 212 Page 77, Volume 216 Page 36, Volume 238 Page 92, Volume 247 Page 102, Volume 250 Page 132, Volume 286 Page 73, Volume 331 Page 140, Volume 260 Page 120, Volume 276 Page 054, Volume 316 Page 14; Volume 224 Page 86, Volume 286 Page 93, Volume 334 Page 13, Volume 377 Page 140; Volume 205 Page 127, Volume 212 Page 57, Volume 212 Page 66, Volume 255 Page 59, Volume 284 Page 107, Volume 316 Page 144; Volume 284 Page 126; Volume 346 Page 24; and Volume 360, Page 98; respectively, along with any supplements, amendments, replats and annexations thereto(the "Subdivision"); and

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WHEREAS, Chapter 202 of the Texas Property Code was recently amended to add Section 202.019, which requires the Association to allow standby electric generators and authorizes the Association to regulate such items; and

WHEREAS, the Board of Directors of the Association desires to regulate standby electric generators by establishing regulations and guidelines relating to such items in compliance with Chapter 202 of the Texas Property Code and pursuant to the authority granted to the Board of Directors by the provisions of the Declaration; and

WHEREAS, this Dedicatory Instrument consist of Restrictive Covenants as defined by Texas Property Code §202.001, et. seq, and the Association shall may exercise discretionary authority with respect to these Restrictive Covenants; and

WHEREAS, to the extent the regulations contained herein conflict with any previously existing Rules, Regulations or Architectural Guidelines of Atascocita Community Improvement Association, Inc., the regulations contained herein control;

NOW, THEREFORE, pursuant to the foregoing and as evidenced by the Certification hereto, the Association hereby adopts the following regulations:

Standby Electric Generators (SEG) are permitted to the extent required by § 202.019 of the Texas Property Code, subject to the following regulations, which shall be reasonably applied and enforced:



RP-2016-34805

- 1) The owner shall first apply to and receive written approval from the Association prior to installation of any SEG permitted by 202.019 that will be located outside of the main residential structure on the Property, in the same manner as all other submissions for approval or improvements to property.
- 2) The SEG must be installed and maintained in compliance with manufacture's specifications and applicable governmental health, safety, electrical and building codes.
- 3) All electrical, plumbing, and fuel line connections for the SEG shall be installed only by licensed contractors and all electrical connections must installed in accordance with applicable governmental health, safety, electrical and building codes.
- 4) All natural gas, diesel fuel, biodiesel fuel, or hydrogen fuel line connections for the SEG shall be installed in accordance with applicable governmental health, safety, electrical and building codes.
- 5) All liquid petroleum gas fuel line connections shall be installed in accordance with rules and standards promulgated and adopted by the Railroad Commission of Texas and other applicable governmental health, safety, electrical and building codes.
- 6) All nonintegral standby electric generator fuel tanks for the SEG shall be installed and maintained to comply with applicable municipal zoning ordinances and governmental health, safety, electrical, and building codes.
- 7) The SEG, its electrical and fuel lines shall all be maintained in good condition.
- 8) If a component of an SEG, including electrical or fuel lines, is deteriorated or unsafe then that component shall be repaired, replaced or removed as appropriate.
- 9) The SEG shall be screened in accordance with plans submitted to and approved by the Association, if it is:
 - a. visible from the street faced by the dwelling,
 - b. located in an unfenced side or rear yard of a residence and is visible either from an adjoining residence or from adjoining property owned by the property owners' association, or
 - c. located in a side or rear yard fenced by a wrought iron or residential aluminum fence and is visible through the fence either from an adjoining residence or from adjoining property owned by the property owners association.
- 10) The SEG shall be periodically tested in accordance with the manufacturer recommendations.

- 11) The SEG shall not be used to generate all or substantially all of the electrical power to the residence, except when utility-generated electrical power to the residence is not available or is intermittent due to causes other than nonpayment for utility service to the residence.
- 12) The SEG shall be located in a location submitted to and approved by the Association.
- 13) The SEG shall not be located on property owned or maintained by the property owners association or owned in common by the property owners association.
- 14) The location required by the Association for a SEG may not increase the cost of installing the SEG by more than 10% or increase the cost of installing and connecting the electrical and fuel lines for the SEG by more than 20%.

CERTIFICATION

"I, the undersigned, being the President of the Atascocita Community Improvement Association, Inc., hereby certify that the foregoing Resolution was adopted by at least a majority of the Atascocita Community Improvement Association, Inc.'s Board of Directors."

By: *Ric Malbrook*, President

Print name: RIC MALBROOK

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ACKNOWLEDGEMENT

STATE OF TEXAS §
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 COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared *Ric Malbrook*, President of the Atascocita Community Improvement Association, Inc., and known by me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that he is the person who signed the foregoing document in his representative capacity and that the statements contained therein are true and correct.

Given under my hand and seal of office this the 25 day of January, 2015.

Cheryle D. Mills
 Notary Public, State of Texas



After Recording Return to:
 HOLT & YOUNG, P.C.
 9821 Katy Freeway, Ste. 350
 Houston, Texas 77024

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Pages 4
01/27/2016 10:53 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees \$24.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Stan Stanart

COUNTY CLERK
HARRIS COUNTY, TEXAS

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