

**COMMUNITY IMPROVEMENT ASSOCIATION  
OF LAKE CONROE HILLS, INC.**

**RESOLUTION REGARDING REGULATION  
OF STANDBY ELECTRIC GENERATORS**

WHEREAS, Community Improvement Association of Lake Conroe Hills, Inc. (the "Association") is the governing entity for Lake Conroe Hills, Section One and Section Two and whose Declarations of Covenants, Conditions, and Restrictions were filed of record at Montgomery County Clerk's File No.'s 305997/798-00241, 322782/Vol. 821, Pg. 664, et. seq., respectively, along with any amendments, supplements, or replats, etc., thereto (collectively referred to as the "Subdivision"); and

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, this 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 pursuant to the authority granted to the Board of Directors by the provisions of the Declaration; and

WHEREAS, this Dedicatory Instrument consists of Restrictive Covenants as defined by Texas Property Code Section 202.001, et. seq., and the Association 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 Park Creek Homeowners 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 Section 202.019 of the Texas Property Code, subject to the following regulations, which shall be reasonably applied and enforced:**

- 1) The owner shall first apply to and received 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 the manufacturer'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 be 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 SEG shall be installed and maintained to comply with applicable municipal zoning ordinances and governmental health, safety, electrical, and building codes.
- 7) The SEG and its electrical and fuel lines shall 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 repairs, 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 SEB 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 Community Improvement Association of Lake Conroe Hills, Inc., hereby certify that the foregoing Resolution was adopted by at least a majority of the Association's Board of Directors."

By:  
President

*S. ENRIQUE SHELTON*

Print name: *S. ENRIQUE SHELTON*

### ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared *S. ENRIQUE SHELTON*, President of the Association, 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 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 *11<sup>th</sup>* day of *October*, 201*8*.



*[Signature]*  
Notary Public, State of Texas