

REGULATION OF STANDBY ELECTRIC GENERATORS

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

WHEREAS, The Waterview Estates Owners Association, Inc. (the "Association"), a Texas nonprofit corporation, is the governing entity for Waterview Estates, an addition in Fort Bend County, Texas, under Clerk's File No. 2004051859 and Clerk's Film Code No. 20040042, along with any amendments, supplements or replats (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, 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 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 the Waterview Estates Owners 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:

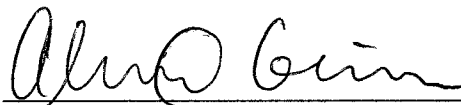
1. The owner shall first apply to and receive written approval from the Association prior to installation of any SEG permitted by 202.019 that will be located outside of the main residential structure on the Property, in the same manner as all other submissions for approval or improvements to property.
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 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, 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 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 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 owners' association or owned in common by the owners' association.
14. The location required by the Association for SEG may not increase the cost of installing the SEG by more than ten percent (10%) or increase the cost of installing and connecting the electrical and fuel lines for the SEG by more than twenty percent (20%).

EXECUTED ON THIS 13th day of October, 2016.

**WATERVIEW ESTATES OWNERS
ASSOCIATION, INC.**

By: Waterview Estates Owners Association, Inc.

A handwritten signature in cursive script, appearing to read "Alexis Geissler", written over a horizontal line.

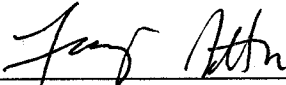
Alexis Geissler
President

THE STATE OF TEXAS
COUNTY OF FORT BEND

§
§
§

BEFORE ME, the undersigned notary public, on this day personally appeared ALEXIS GEISLER of the Board of Directors for Waterview Estates Owners Association, Inc. known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.

SUBSCRIBED AND SWORN TO BEFORE ME on this 13th day of October, 2016 to certify which witness my hand and seal of office.


NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

After Recording Return To:
Gregg & Gregg, P.C.
16055 Space Center Blvd., Suite 150
Houston, Texas 77062

