



17171 PARK ROW, SUITE 250 • HOUSTON, TEXAS 77084 • TEL. 281-579-1784 • FAX 281-579-1785

July 18, 2016

Harvest Bend, The Meadow Homeowners Association  
c/o Ms. Ashley Hagen  
ACMP, Inc.  
16650 Pine Forest Lane  
Houston, Texas 77084-4034

Re: Guidelines for Standby Generators

Dear Ashley:

Pursuant to your request of June 17, 2016, enclosed please find a draft of the Harvest Bend, the Meadow Homeowners' Association Guidelines for Standby Generators for the Board's review.

If it meets their approval, please have Gloria sign it before a notary public and return it to this office for recordation in the Harris County Real Property Records.

If you have any questions, please do not hesitate to call.

Sincerely,

By:

Jeffrey J. Messock

JJM:sml

Enclosure

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# HARVEST BEND, THE MEADOW HOMEOWNERS' ASSOCIATION

## GUIDELINES FOR STANDBY GENERATORS

STATE OF TEXAS §

§ KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF HARRIS §

WHEREAS, HARVEST BEND, THE MEADOW HOMEOWNERS' ASSOCIATION ("Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declaration of Covenants, Conditions and Restrictions for Harvest Bend, The Meadow and any Amendments thereto (referred to collectively as the "Declaration"); and

WHEREAS, Chapter 202 of the Texas Property Code was amended effective September 1, 2015, to add Section 202.019 concerning Standby Electric Generators (herein defined); and

WHEREAS, Section 202.019 of the Texas Property Code defines Standby Electric Generators (herein "Standby Electric Generators") as a device that converts mechanical energy to electrical energy and is:

1. Powered by natural gas, liquefied petroleum gas, diesel fuel, biodiesel fuel, or hydrogen;
2. Fully enclosed in an integral manufacturer-supplied sound attenuating enclosure;
3. Connected to the main electrical panel of a residence by a manual or automatic transfer switch; and
4. Rated for a generating capacity of not less than seven kilowatts; and

WHEREAS, Section 202.019 of the TEXAS PROPERTY CODE allows a property owners' association to adopt guidelines to regulate the operation and installation of Standby Electric Generators; and

WHEREAS, the Board has determined that it is appropriate for the Association to adopt guidelines regarding Standby Electric Generators; and

WHEREAS, the Bylaws of the Association provide that a majority of the members of the Board shall constitute a quorum for the transaction of business and that the action of a majority of the members of the Board at a meeting at which a quorum is present is the action of the Board; and

WHEREAS, the Board held a meeting on September 15, 2016 (the "Adoption Meeting"), at which at least a majority of the members of the Board were present and duly passed guidelines regarding Standby Electric Generators described herein below (the "Standby Electric

Generator Guidelines").

NOW, THEREFORE, to give notice of the matters set forth herein, the undersigned, being the President of the Association, does hereby certify that at the Adoption Meeting, at least a majority of the members of the Board were present and the Board duly adopted the Standby Electric Generator Guidelines. The Standby Electric Generator Guidelines are effective upon recordation of this Certificate in the Official Public Records, and supplement any restrictive covenants, guidelines or policies regarding Standby Electric Generators which may have previously been in effect for the Community, unless such restrictive covenants, guidelines or policies are in conflict with the Standby Electric Generator Guidelines, in which case the terms in the Standby Electric Generator Guidelines will control. The Standby Electric Generator Guidelines are as follows:

#### STANDBY ELECTRIC GENERATOR GUIDELINES

1. Standby Electric Generators must be installed and maintained in compliance with the manufacturer's specification and applicable governmental health, safety, electrical, and building codes, laws and regulations.
2. All electrical, plumbing and fuel line connections must be installed only by licensed contractors.
3. All electrical connections must be installed in accordance with applicable governmental health, safety, electrical, and building codes, laws and regulations.
4. All natural gas, diesel fuel, biodiesel fuel, or hydrogen fuel line connections must be installed in accordance with applicable governmental health, safety, electrical, and building codes, laws and regulations.
5. All liquefied petroleum gas fuel line connections must 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, laws and regulations.
6. Nonintegral Standby Electric Generator fuel tanks must be installed and maintained to comply with applicable municipal zoning ordinances and governmental health, safety, electrical, and building codes, laws and regulations.
7. Standby Electric Generators and all electrical, plumbing and fuel lines shall be maintained in good condition by the owner of the lot upon which it is located.
8. Any deteriorated or unsafe component of a Standby Electric Generator, including electrical, plumbing or fuel lines, shall promptly be repaired, replaced or removed by the owner of the lot upon which it is located.
9. The Standby Electric Generator and related electrical, plumbing and fuel lines must

serve only improvements on the particular lot in which they are located.

10. Periodic testing of a Standby Electric Generator consistent with the manufacturer's recommendation may only take place between the hours of 9:00 am to 7:00 pm.
11. Standby Electric Generators must be screened. The size, type and materials to be used must be submitted to the Association's Architectural Review Committee for approval if the Standby Electric Generator 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 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 Association.
12. The use of a Standby Electric Generator to generate all or substantially all of the electrical power to a 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, is prohibited.
13. Standby Electric Generators and any related electrical, plumbing and fuel lines shall not be constructed or placed or permitted to remain on any property owned by the Association.
14. In addition to the foregoing requirements, no Standby Electric Generator and related electrical, plumbing and fuel lines shall be erected, constructed, placed or permitted to remain on any lot unless such installation strictly complies with the following location requirements (however, each location requirements shall not apply if it increases the cost of installation of the Standby Electric Generator by more than ten (10%) percent or increases the cost of installing and connecting the electric and fuel lines for the Standby Electric Generator by more than twenty (20%) percent):
  - a. To the extent feasible, the Standby Electric Generator and related electrical, plumbing and fuel lines shall be located in the backyard of the lot, behind the main dwelling and at least ten feet (10') from all property lines.
  - b. To the extent feasible, no Standby Electric Generator and related electrical, plumbing and fuel lines shall be constructed or placed or permitted to remain on any utility easement or other easement or right-of-way located on any lot.

If any provision of this section is determined by a Court to be invalid, the remainder of the provisions in this section shall remain in full force and effect.

EXECUTED on the date of the acknowledgment set forth herein below, to be effective as set forth above.

HARVEST BEND, THE MEADOW  
HOMEOWNERS' ASSOCIATION

By:

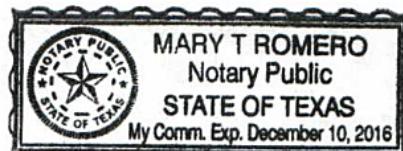
*Gloria A. Valigura*  
GLORIA A. VALIGURA, President

STATE OF TEXAS §  
§  
COUNTY OF HARRIS §

Before me, the undersigned authority, on this day personally appeared GLORIA A. VALIGURA, President of HARVEST BEND, THE MEADOW HOMEOWNERS' ASSOCIATION, a Texas non-profit corporation, on behalf of said corporation.

Given under my hand and seal of office this 15 day of September, 2016.

*Mary T. Romero*  
NOTARY PUBLIC in and for the  
STATE OF TEXAS



AFTER RECORDING RETURN TO:

Jeffrey J. Messock  
17171 Park Row, Suite 250  
Houston, Texas 77084

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