

**THE HEIGHTS AT WESTOVER HILLS HOMEOWNERS ASSOCIATION, INC.
GUIDELINES FOR STANDBY ELECTRIC GENERATORS**

STATE OF TEXAS

§

KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF BEXAR

§

§

WHEREAS the Heights at Westover Hills Homeowners Association, Inc. ("Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the various sections of the community (referred to collectively as "Declarations"); 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 ("SEG") 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

NOW, THEREFORE, the Board has duly adopted the following guidelines for standby electric generators within the community 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 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 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 non-integral 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 and 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) Manufacturer's recommend routine exercising of SEG to ensure the ability to operate during an outage. Exercising must be scheduled during daytime hours.
- (13) The SEG shall be located in a location submitted to and approved by the Association.
- (14) 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.
- (15) 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%.

These guidelines are effective upon recordation in the Public Records of Bexar County, and supersede any guidelines for Standby Electric Generators which may have previously been in effect. Except as affected by Section 202.019 and/or by these 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 the Board on this 22 day of October 2015.

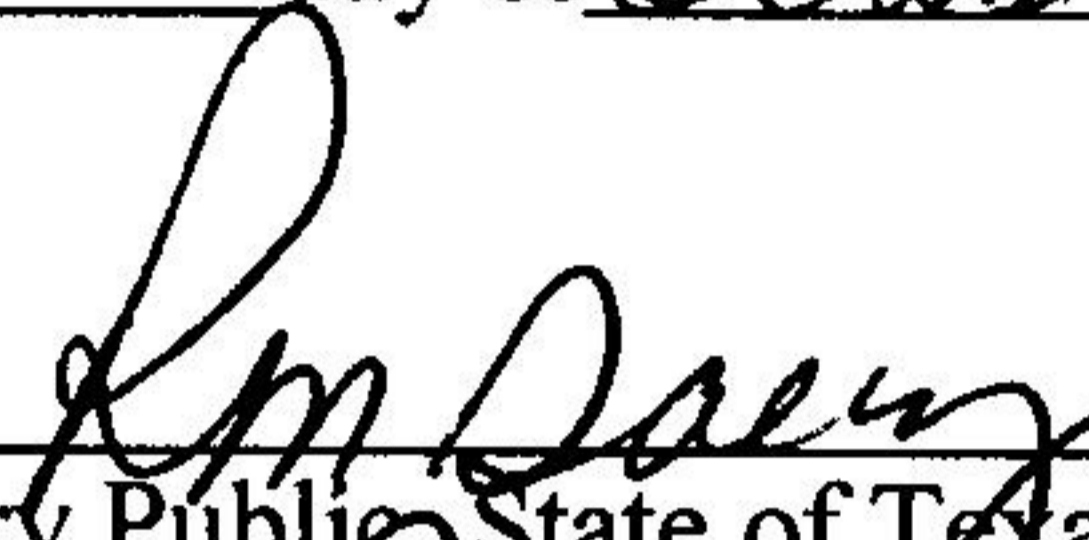

Sam Arredondo
President

Heights at Westover Hills Homeowners Association, Inc.

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

Before me, the undersigned authority, on this day personally appeared Sam Arredondo, President of The Heights at Westover Hills Homeowners Association, 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/she had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 22nd day of October, 2015.

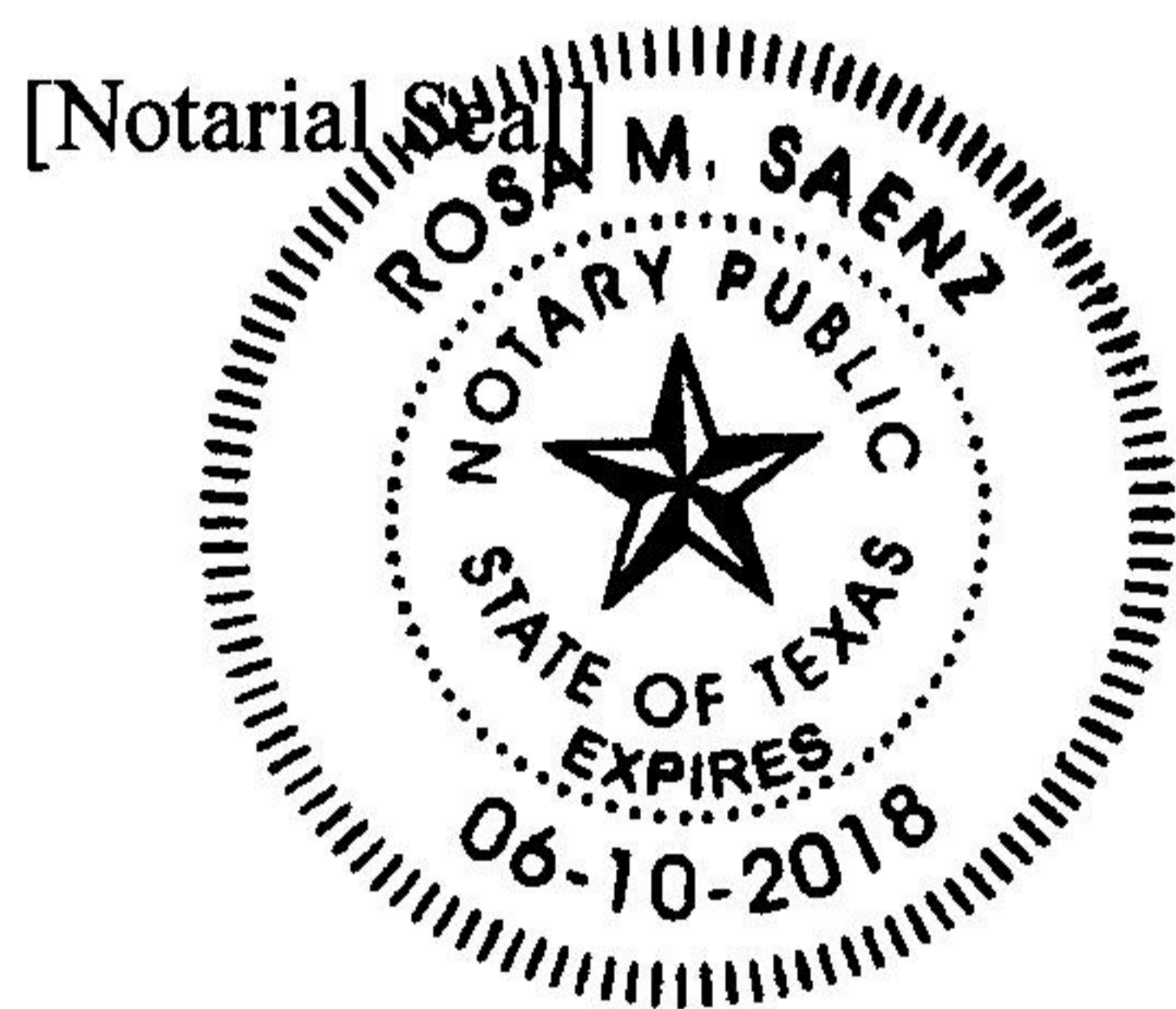


Notary Public, State of Texas

ROSA M SAENZ

Printed Name

My commission expires June 10, 2018



Doc# 20150210210 Fees: \$34.00
10/30/2015 12:43PM # Pages 3
Filed & Recorded in the Official
Public Records of BEXAR COUNTY
GERARD C. RICKHOFF COUNTY CLERK

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law
STATE OF TEXAS, COUNTY OF BEXAR
I hereby Certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

OCT 30 2015





COUNTY CLERK BEXAR COUNTY, TEXAS