

## **WEST BELLFORT PROPERTY OWNERS ASSOCIATION**

### **RESOLUTION REGARDING REGULATION OF STANDBY ELECTRIC GENERATORS**

**WHEREAS**, WEST BELLFORT PROPERTY OWNERS ASSOCIATION (the "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 (collectively referred to as the "Declarations");

**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 the Association, 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 (hereinafter, "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.**

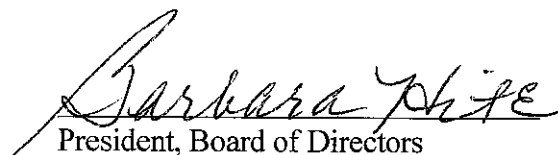
13) The SEG shall not be located on property owned or maintained by the property owners association or owned in common by the property owners association.

14) The location required by the Association for a 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%.

Approved and adopted this 7 day of November, 2024, by the Board of Directors of **WEST BELLFORT PROPERTY OWNERS ASSOCIATION**.

**WEST BELLFORT PROPERTY  
OWNERS ASSOCIATION**

Signed:


  
President, Board of Directors

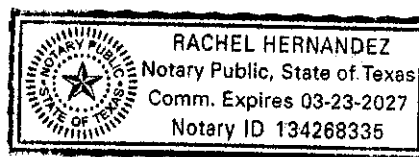
THE STATE OF TEXAS

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COUNTY OF HARRIS

THIS INSTRUMENT was **acknowledged** before me on this the 7 day of NOV., 2024, by Barbra Hite, President of **WEST BELLFORT PROPERTY OWNERS ASSOCIATION**, a Texas non-profit corporation, on behalf of said corporation.

  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



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