

**STONERIDGE LAKES COMMUNITY ASSOCIATION, INC.  
GUIDELINES FOR STANDBY ELECTRIC GENERATORS**

STATE OF TEXAS

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KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF BRAZORIA

WHEREAS, the Stoneridge Lakes Community Association (“the Association”) is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the Association's By-Laws, the respective Declaration of Covenants, Conditions & Restrictions encumbering all properties governed by Stoneridge Lakes Community Association (collectively referred to as “the Declarations”), and in seeking to maintain compliance with applicable State and Federal laws; and

WHEREAS, Chapter 202 of the Texas Property Code was amended to add Section 202.019 addressing the use and regulation of Standby Electric Generators; and

WHEREAS, the Board of Directors of the Association (“the Board”) has determined that in keeping with the current laws, and in connection with maintaining the aesthetics and architectural harmony of the community, and to provide clear and definitive guidance regarding electric generators located therein, it is appropriate for the Association to adopt guidelines regarding the use and placement of standby electric generators within the community.

NOW, THEREFORE, the Board has duly adopted the following Guidelines for Standby Electric Generators within the community.

1. These guidelines apply to “standby electric generators” (hereinafter “Generators”) which convert mechanical energy to electrical energy, and which are powered by natural gas, liquefied petroleum gas, diesel fuel, biodiesel fuel, or hydrogen, and which are fully enclosed in an integral manufacturer-supplied sound attenuating enclosure, and which are connected to the main electrical panel of a residence by a manual or automatic transfer switch, and which are rated for a generating capacity of not less than seven kilowatts. All other generator devices are not governed by the statute, and are not acceptable for permanent installation within the community;
2. Generators shall be installed and maintained in compliance with the respective manufacturer’s specifications;
3. Generators shall be installed and maintained in compliance with all applicable governmental health, safety, electrical, and building codes;
4. Generators shall be installed in such a manner that all electrical, plumbing, and fuel line connections are installed only by licensed contractors;
5. Generators shall be installed in such a manner that all electrical connections are installed in accordance with all applicable governmental health, safety, electrical, and building codes;
6. Generators shall be installed in such a manner that all natural gas, diesel fuel, biodiesel fuel and/or hydrogen fuel line connections shall be installed in accordance with applicable governmental health, safety, electrical, and building codes;
7. All liquefied petroleum gas fuel line connections shall be installed in accordance with rules and standards promulgated and adopted by the Railroad Commission of




Texas, as well as all other applicable governmental health, safety, electrical, and building codes;

8. All fuel tanks shall be installed and maintained to comply with applicable municipal zoning ordinances and governmental health, safety, electrical, and building codes;
9. Generators, as well as all electrical lines, fuel lines, connections, tanks, switches and other components shall be maintained in good condition. Any such item which has become deteriorated or unsafe shall be promptly repaired, replaced or removed;
10. Generators shall be installed in locations which are screened from view to the greatest extent possible, preferably in the back yard of the respective property, and behind a wood fence. Generators which are visible from the street faced by the respective dwelling, or located in an unfenced side or rear yard and visible either from an adjoining residence or from adjoining property owned by the Association, or located in a side or rear yard which is fenced by a wrought iron or aluminum fence shall be screened from view by additional plantings, bushes, shrubs and/or additional fencing, which fencing must be pre-approved by the Association;
11. Generators which require periodic testing may be so tested only between the hours of 7:30 a.m. and 6:30 p.m.
12. Generators shall not be used to generate all or substantially all of the electric power to a residence, except when utility-generated electrical power is not available or is intermittent due to causes other than nonpayment for utility service to the residence;
13. Generators must be installed on land or structures owned by the property owner. No portion of any Generator, nor any component thereof, may encroach on adjacent properties or common areas.
14. Generators must be installed in compliance with manufacturer's instructions and specifications, and in a manner which does not void material warranties. Licensed craftsmen must be used where required by law. Permits must be obtained where required by law.
15. Installation of a Generator must be pre-approved by the Association and/or its Architectural Committee.

These guidelines are effective upon being recorded in the Official Public Records of Real Property of Brazoria County, and supersede any guidelines for 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 4 day of Dec 2015.

  
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Signature  
Position Pres  
Stoneridge Lakes Community Association

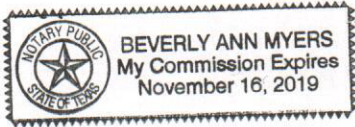
STATE OF TEXAS

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COUNTY OF BRAZORIA

Before me, the undersigned authority, on this day personally appeared Edwin Roark,  
Kristi Roark-Sec (position) of Stoneridge Lakes Community Association, a Texas non-profit  
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 entity for the purpose and  
consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 4<sup>th</sup> day of December, 2015.



Beverly Ann Myers  
Notary Public, State of Texas

BEVERLY Ann MYERS  
Printed Name