

**RESOLUTION REGARDING
ADOPTION OF STANDBY ELECTRIC GENERATOR GUIDELINES
FAIRMONT PARK HOMES ASSOCIATION, INC.
A TEXAS NON-PROFIT CORPORATION**

WHEREAS, the By-Laws governing Fairmont Park Homes Association, Inc. ("the Association"), as well as the pertinent provisions of the Texas Property Code, and the Texas Non-Profit Corporation Act (Business Organizations Code), authorize the Association, acting through its Board of Directors, to exercise all powers reasonable and necessary for the governance and operation of the Association;

WHEREAS, the Texas State Legislature recently enacted certain statutes applicable to community associations throughout the State of Texas, including a requirement that certain policies and guidelines be adopted by each such organization, and that such policies be recorded in the office of the County Clerk as a dedicatory instrument, in accordance with Section 202.006 of the Texas Property Code; and,

WHEREAS, the Board of Directors desire to adopt the Guidelines as specified below, and which shall be attached hereto and recorded in the office of the County Clerk, in accordance with the recent legislation, which shall in all respects encumber all properties governed by the Association.

NOW, THEREFORE, BE IT RESOLVED that the following Guidelines are hereby adopted in accordance with the requirements of Chapter 209 of the Texas Property Code:

- Guidelines for Standby Electric Generators

This Resolution Regarding Adoption of Guidelines is hereby adopted on behalf of the Association, and in accordance with the mandate of Chapter 209 of the Texas Property Code.

Adopted on this 21 day of March, 2016.

FAIRMONT PARK HOMES ASSOCIATION, INC.

Jo Ann Pitzer
Signature
Jo Ann Pitzer
Print Name
President
Position

Barbara Ruple
Signature
Barbara Ruple
Print Name
Vice-President
Position

Larry R. Petersen
Signature
Larry R. Petersen
Print Name
Secy
Position

Lloyd Frazier
Signature
Lloyd Frazier
Print Name
Treasurer
Position

Tim Cowart
Signature
Tim Cowart
Print Name
Board Member
Position

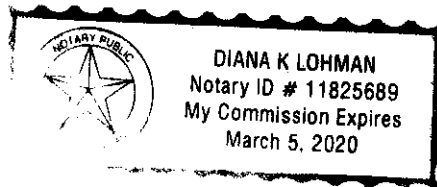
G. L. Smith
Signature
G. L. Smith
Print Name
Director
Position

STATE OF TEXAS §
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COUNTY OF HARRIS §

Before me, the undersigned authority, on this day personally appeared Jo Ann Pitzer,
_____ (position) of Fairmont Park Homes Association, Inc., 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 27th day of March, 2016.

Diana K. Lohman
Notary Public, State of Texas
Diana K. Lohman
Printed Name



**FAIRMONT PARK HOMES ASSOCIATION, INC.
GUIDELINES FOR STANDBY ELECTRIC GENERATORS**

STATE OF TEXAS

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COUNTY OF HARRIS

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KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS, the Fairmont Park Homes Association, Inc. (“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 Fairmont Park Homes 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.

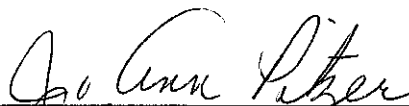
1. These guidelines apply to “standby electric generators” (hereinafter “Generators”) which convert mechanical energy to electrical energy, and which are powered by natural gas, liquefied petroleum gas, diesel fuel, biodiesel fuel, or hydrogen, and which are fully enclosed in an integral manufacturer-supplied 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 Harris 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 21 day of March 2016.



Signature
Position President
Fairmont Park Homes Association, Inc.

STATE OF TEXAS

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COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared Jo Ann Pitzer,
_____ (position) of Fairmont Park Homes Association, Inc., a Texas non-profit
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