



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

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Electronically Recorded

**RESOLUTION ADOPTING STANDBY ELECTRIC GENERATOR POLICY
FOR
PARK AT BLACKHAWK AND LAKESIDE HOMEOWNERS ASSOCIATION, INC.
(the "Association")**

WHEREAS, Texas Property Code § 202.019 became effective June 19, 2015, allowing owners in property owner associations the limited right to install and operate standby electric generators; and

WHEREAS, the Association desires to adopt a resolution setting forth guidelines on the installation and operation of standby electric generators consistent with its dedicatory instruments and the law.

BE IT RESOLVED, that the Association's supplementary guidelines, effective June 19, 2015, for Owners and Members are as follows:

1. No standby electric generator may be installed or operated prior to approval by the Association pursuant to the Association's usual and customary policies and procedures set forth in its dedicatory instruments.
2. Standby electric generator shall be installed and maintained in compliance with the manufacturer's specifications and applicable governmental health, safety, electrical, and building codes.
3. All fuel and electrical connections shall be installed in accordance with applicable governmental health, safety, electrical, and building codes.
4. Nonintegral fuel tanks shall be installed and maintained to comply with applicable municipal zoning ordinances and governmental health, safety, electrical, and building codes.
5. Any standby electric generator and its electrical and fuel lines shall be maintained in good condition.
6. Any standby electric generator, including its components, electric lines, and fuel lines, shall be repaired, replaced, or removed if it becomes deteriorated or unsafe.
7. Any standby electric generator, or its components or accessories (to include fuel tanks), shall be screened from view if it is:
 - a. Visible from the street faced by a 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.
8. Standby electric generators shall be tested only between the hours of 9:00 a.m. and 6:00 p.m., and only consistent with the manufacturer's recommendations.
9. Other than testing, standby electric generators shall not be used 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.
10. Standby electric generators shall not be placed in the front yard of any residence.

11. No standby electric generator shall be placed on property owned or maintained by the Association or owned in common by the Association's members.

To the extent these guidelines contradict with any previous guidelines, rules, covenants, or restrictions, these guidelines shall control. These guidelines are supplementary and are in addition to any and all other covenants, conditions, restrictions, rules, and guidelines in effect for the Association.

This resolution was passed by a unanimous vote of the Board of Directors of the Association on the date set forth below.

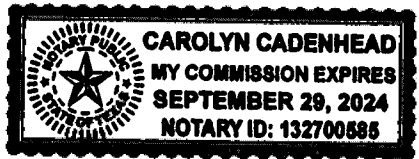
Executed this the 1st day of MARCH, 2021.

By: [Signature]

Name: ROBERT M. TIEMANN

Title: Declarant

STATE OF TEXAS)
)
COUNTY OF TRAVIS)



This instrument was acknowledged before me on this the 1 day of March, 2021, by Robert Tiemann, Declarant of and for the Association, for the purposes therein expressed.

[Signature]
Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

Adam Pugh
CAGLE PUGH
4301 Westbank Dr.
Bldg. A, Ste. 150
Austin, TX 78746