

RESOLUTION OF THE BOARD OF DIRECTORS  
of  
ONION CREEK HOMEOWNERS ASSOCIATION, INC.  
regarding  
STANDBY ELECTRIC GENERATORS POLICY

WHEREAS, Section 1 of Article IV of the Bylaws of Onion Creek Homeowners Association, Inc. (the "Association") grants the Board of Directors the authority to create and adopt rules and regulations regarding certain actions and activities of the Association and its members;

WHEREAS, pursuant to Section 202.019 of Chapter 202 of the Texas Property Code (the Statute), the Board of Directors of the Association desires to set forth restrictions and guidelines regarding the installation and maintenance of standby electric generators;

NOW THEREFORE, BE IT RESOLVED, that the Association's restrictions and guidelines regarding the installation and maintenance of standby electric generators shall be as follows:

(1) Specifications: The device must be a standby electric generator, as that term is defined by the Statute. The device must be permanently installed, and may not be used to generate all or substantially all of the electric power to the residence or any other structure on the property, except when utility-generated electric power is interrupted.

(2) Association Approval: The device must be approved, as to location and screening, by the Association in advance of installation. The Association shall not, however, impose any requirement as to location that increases the cost of installing the device by more than 10% or increases the cost of installing and connecting the fuel lines by more than 20%.

(3) Location and Screening: The preferable location of the device shall be the rear yard, at least 10' from the property line. The device must be screened by a fence, wall, or landscaping so that it is not visible from the street, a neighboring residence, or common area. The device shall be placed on property owned or controlled by the owner, and in no event shall it be placed in an area owned or maintained by the Association.

(4) Installation: Installation of the device and all connections (electrical, plumbing, and fuel sources) must be in compliance with the manufacturer's specifications and applicable governmental zoning, health, safety, electrical, and building codes, including rules and standards of the Railroad Commission of Texas. The connections must be done by licensed contractors.

(5) Maintenance: The device and all fuel lines must be maintained in good condition, and any deteriorated or unsafe component must be removed, repaired, or replaced promptly. Any testing of the device shall be done no earlier than 8am, and no later than 8pm, Monday through Saturday.

To the extent these restrictions and guidelines contradict any previous rules, guidelines, restrictions or covenants, these restrictions and guidelines shall control. These restrictions and 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 the Board of Directors of Onion Creek Homeowners Association, Inc. on the 19 day of November, 2015.

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS



Dec 10, 2015 11:10 AM

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Dana DeBeauvoir, County Clerk

Travis County TEXAS