

2024 - 344121 12/06/2024 08:44 AM Page 1 of 6



COLTON RESIDENTIAL ASSOCIATION, INC.
STANDBY ELECTRIC GENERATOR POLICY

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §
COUNTY OF GRIMES §
COUNTY OF WALLER §

I. PURPOSE

The purpose of this Standby Electric Generator Policy (this “***Policy***”) is to provide guidance regarding the installation and operation of standby electric generators pursuant to Texas Property Code Section 202.019. The Board of Directors (the “***Board***”) of Colton Residential Association, Inc., a Texas nonprofit corporation (the “***Association***”) has determined that it is in the best interest of the Association to establish this Policy concerning the installation of standby electric generators on property subject to its jurisdiction.

II. APPLICABILITY AND AUTHORITY

The property encumbered by this Policy is that property restricted by the Declaration of Covenants, Conditions, and Restrictions for Colton (Residential Property), recorded (i) in the Official Public Records of Montgomery County, Texas under Clerk’s File No. 2024121124; (ii) in the Official Public Records of Grimes County, Texas under Clerk’s File Number 2024-344029, and (iii) in the Official Public Records of Waller County, Texas under Clerk’s File Number 2414824, as same has been or may be amended from time to time (the “***Declaration***”), and any other property which has been or may be subsequently annexed into Colton and made subject to the authority of the Association.

The capitalized terms used in this Policy are defined in the same manner as set forth in the Declaration and the interpretation provision set forth in the Declaration applies to this Policy, which definitions and interpretation provision are incorporated in this Policy by this reference.

Any reference made in this Policy to approval by the Architectural Review Committee (the “***ARC***”), means prior written approval by the ARC.

Pursuant to the Dedicatory Instruments governing the Property, the Association is vested with the authority to adopt policies, rules, and guidelines.

Pursuant to the authority granted in Section 202.019 of the Texas Property Code, the Board adopts this Policy, which runs with the land and is binding on all Owners and Lots within the Property. This Policy is effective upon the recording of same. After the effective date, this Policy replaces any previously recorded or implemented policy that addresses the subjects contained in this Policy.

Invalidation of any one or more of the covenants, conditions, restrictions, or provisions contained in this Policy will in no way affect any one of the other covenants, conditions, restrictions, or provisions of this Policy, which remain in full force and effect.

III. STANDBY ELECTRIC GENERATOR POLICY

A. DEFINITIONS

For purposes of this Policy, “*Standby Electric Generator*” means a device that converts mechanical energy to electrical energy and is:

1. Powered by natural gas, liquefied petroleum gas, diesel fuel, biodiesel fuel, or hydrogen;
2. Fully enclosed in an integral manufacturer-supplied sound attenuating enclosure;
3. Connected to the main electrical panel of a residence by a manual or automatic transfer switch; and
4. Rated for a generating capacity of not less than 7 kilowatts.

B. PARAMETERS FOR APPROVAL

The installation and operation of permanently installed Standby Electric Generators are permitted, subject to approval by the ARC, under the following parameters:

1. Standby Electric Generators must be installed and maintained in compliance with:
 - (a) the manufacturer’s specifications; and
 - (b) applicable governmental health, safety, electrical, and building codes;
2. All electrical, plumbing, and fuel line connections for Standby Electric Generators must be installed only by licensed contractors;
3. All electrical connections for Standby Electric Generators 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 Standby Electric Generators must be installed in accordance with applicable governmental health, safety, electrical, and building codes;
5. All liquefied petroleum gas fuel line connections for Standby Electric Generators must 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. Nonintegral Standby Electric Generator fuel tanks must be installed and maintained to comply with applicable municipal zoning ordinances and governmental health, safety, electrical, and building codes;
7. All Standby Electric Generators and their electrical lines and fuel lines must be maintained in good condition;
8. Any deteriorated or unsafe component of a Standby Electric Generator, including electrical or fuel lines, must be repaired, replaced, or removed, as appropriate;
9. A Standby Electric Generator must be screened if it is:
 - (a) visible from the street that the residence faces;
 - (b) located in an unfenced side or rear yard of a residence and 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 visible through the fence either from an adjoining residence or from adjoining property owned by the Association;
10. Periodic testing of Standby Electric Generators should be in accordance with the manufacturer's recommendations and must occur between the hours of 10:00 a.m. and 4:00 p.m.; and
11. The preferred location for Standby Electric Generators is:
 - (a) at the side or back plane of the home;
 - (b) outside of any easements located upon such Lot; and
 - (c) outside of all side setback lines for such Lot.

However, in the event that the foregoing preferred location either (i) increases the cost of installing the Standby Electric Generator by more than 10%, or (ii) increases the cost of installing and connecting the electrical and fuel lines for the Standby Electric Generator by more than 20%, then the Standby Electric Generator will be located on the Lot in a position that complies as closely as possible with the preferred location without violating either (i) or (ii) noted above.

C. PROHIBITIONS

1. Standby Electric Generators may 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.
2. Owners are prohibited from locating Standby Electric Generators on property owned or maintained by the Association.

D. ARC APPROVAL

Owners are required to obtain written approval from the ARC prior to the installation of a Standby Electric Generator. The submission of plans must include a completed application for ARC review, a site plan showing the proposed location of the Standby Electric Generator, the type of screening to be used (if required as noted in Section B), and a copy of the manufacturer's brochures. The Association may not withhold approval of a Standby Electric Generator if the proposed installation meets or exceeds the provisions set forth in Section B.

Any installation not in compliance with this Policy is considered a violation of the Dedicatory Instruments governing the Property.

This Standby Electric Generator Policy does not apply to property that is owned or maintained by the Association.

[SIGNATURE PAGE FOLLOWS]

CERTIFICATION

I certify that, as PRESIDENT of Colton Residential Association, Inc., a Texas nonprofit corporation, the foregoing Standby Electric Generator Policy was approved on the 5th day of DECEMBER, 2024, at a meeting of the Board of Directors at which a quorum was present.

DATED, this the 5th day of DECEMBER, 2024.

Colton Residential Association, Inc.,
a Texas nonprofit corporation

By: _____

Print Name: LILY ROBERTSON

Title: PRESIDENT

STATE OF TEXAS

§

COUNTY OF Harris

§

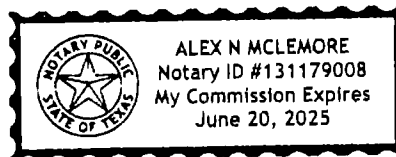
§

BEFORE ME, on this day personally appeared Lucy Robertson the President of Colton Residential Association, Inc., a Texas nonprofit corporation, known by me to be the person whose name is subscribed to this instrument, and acknowledged to me that s/he executed the same for the purposes and in the capacity stated in this instrument, and as the act and deed of said corporation.

Given under my hand and seal this the 5th day of December, 2024.

Alex N. McEmore

Notary Public – State of Texas



After Recording Please Return To:

Lisa L. Gambrell

Isabella L. Vickers

Roberts Markel Weinberg Butler Hailey PC

2800 Post Oak Blvd., 57th Floor

Houston, Texas 77056

**Grimes County
Vanessa Burzynski
Grimes County Clerk**

Instrument Number: 344121

eRecording - Real Property

Recorded On: December 06, 2024 08:44 AM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$41.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 344121
Receipt Number: 20241206000001
Recorded Date/Time: December 06, 2024 08:44 AM
User: Mary H
Station: Clerk03

Record and Return To:

CSC GLOBAL



**STATE OF TEXAS
COUNTY OF GRIMES**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Grimes County, Texas.**

Vanessa Burzynski
Grimes County Clerk
Grimes County, TX

Vanessa Burzynski

FILED AND RECORDED

Instrument Number: 2415038

Filing and Recording Date: 12/06/2024 02:08:55 PM Pages: 7 Recording Fee: \$35.00

I hereby certify that this instrument was FILED on the date and time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of Waller County,



Debbie Hollan, County Clerk
Waller County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

CSC, Deputy

Returned To:
ROBERTS MARKEL WEINBERG BUTLER HAILEY
2800 POST OAK BLVD FL 57
HOUSTON, TX 77056

E-FILED FOR RECORD

12/06/2024 04:33PM



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number
sequence on the date and time stamped herein
by me and was duly e-RECORDED in the Official Public
Records of Montgomery County, Texas.

12/06/2024



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas