

**FIRST SUPPLEMENTAL  
NOTICE OF DEDICATORY INSTRUMENTS  
FOR  
TANGLEWOOD HOMES ASSOCIATION, INC.**

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THE STATE OF TEXAS     §  
  §  
COUNTY OF HARRIS     §

The undersigned, being the authorized representative of Tanglewood Homes Association, Inc., a property owners' association as defined in Section 202.001 of the Texas Property Code (the "**Association**"), hereby supplements the "Notice of Dedicatory Instruments for Tanglewood Homes Association, Inc." ("**Notice**") recorded in the Official Public Records of Real Property of Harris County, Texas on December 9, 2011 under Clerk's File No. 20110516405, which Notice was filed for record for the purpose of complying with Section 202.006 of the Texas Property Code.

1. Additional Dedicatory Instrument(s). In addition to the Dedicatory Instruments identified in the Notice, the following document is a Dedicatory Instrument governing the Association:


- **Standby Electric Generator Policy for Tanglewood Homes Association, Inc.**

This First Supplemental Notice is being recorded in the Official Public Records of Real Property of Harris County, Texas for the purpose of complying with Section 202.006 of the Texas Property Code. I hereby certify that the information set forth in this First Supplemental Notice is true and correct and the document attached to this First Supplemental Notice is the original.

Executed on this 21<sup>st</sup> day of January, 2016.

**TANGLEWOOD HOMES ASSOCIATION, INC.**

1EE  
1OR

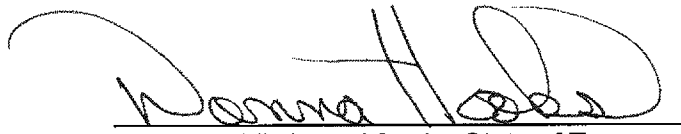
By:   
Rick S. Butler, authorized representative

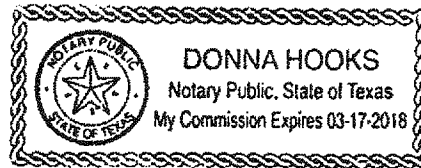
RP-2016-27401

THE STATE OF TEXAS     §  
  §  
COUNTY OF HARRIS     §

BEFORE ME, the undersigned notary public, on this day personally appeared Rick S. Butler, authorized representative of Tanglewood Homes Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.

SUBSCRIBED AND SWORN TO BEFORE ME on this the 21<sup>st</sup> day of January, 2016, to certify which witness my hand and official seal.

  
\_\_\_\_\_  
Notary Public in and for the State of Texas



Return to:  
Rick S. Butler  
ROBERTS MARKEL WEINBERG BUTLER HAILEY, PC  
2800 Post Oak Blvd., Suite 5777  
Houston, Texas 77056

RP-2016-27401

**STANDBY ELECTRIC GENERATOR POLICY  
FOR  
TANGLEWOOD HOMES ASSOCIATION, INC.**

STATE OF TEXAS                   §  
  §  
COUNTY OF HARRIS           §

I, SCOTT Martin, Secretary of Tanglewood Homes Association, Inc. (the "Association"), certify that at a meeting of the Board of Directors of the Association duly called and held on the 20<sup>th</sup> day of JANUARY, 2015, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following Standby Electric Generator Policy was approved by not less than a majority of the Board members in attendance.

**RECITALS:**

1. Section 202.019 of the Texas Property Code was enacted effective June 19, 2015 to address the installation and operation of standby electric generators.
2. The Board of Directors of the Association desires to adopt a policy relating to the installation and operation of standby electric generators on Lots in the Subdivision consistent with Section 202.019 of the Texas Property Code.

**WITNESSETH:**

The following sets forth the policy of the Association regarding the installation and operation of standby electric generators.

**Section 1. Definitions.** Capitalized terms used in this policy have the following meanings:

- 1.01. **Deed Restriction Committee or DRC** – The Deed Restriction Committee of the Association as identified in the Restrictions.
- 1.02. **Association** – Tanglewood Homes Association, Inc.
- 1.03. **Restrictions** – The Restrictions applicable to the numerous sections comprising Tanglewood as identified in the Management Certificate of the Association recorded in the Official Public Records of Real Property of Harris County, Texas on October 2, 2013 under Clerk's File No. 20130506406.
- 1.04. **Residential Dwelling** – The single family residential dwelling situated on a Lot.
- 1.05. **Standby Electric Generator** – A device that converts mechanical energy to electrical energy and is:
  - a. powered by natural gas, liquefied petroleum gas, diesel fuel, biodiesel fuel, or hydrogen;
  - b. fully enclosed in an integral manufacturer-supplied sound attenuating enclosure;
  - c. connected to the main electrical panel of the Residential Dwelling by a manual or automatic transfer switch; and
  - d. rated for generating capacity of not less than seven (7) kilowatts.

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- 1.06. Subdivision** – Collectively, all sections comprising Tanglewood, as more particularly described in the Management Certificate for the Association recorded in the Official Public Records of Real Property of Harris, County, Texas on October 2, 2013 under Clerk's File No. 20130506406.

Other capitalized terms used in this policy have the same meanings as that ascribed to them in the Restrictions.

## **Section 2. DRC Approval, Requirements, and Screening.**

- 2.01. DRC Approval.** The Restrictions require an Owner to submit information for a proposed exterior improvement on the Owner's Lot and obtain the written approval of the DRC prior to installing or constructing the proposed improvement. Accordingly, a Standby Electric Generator may not be installed on a Lot unless a site plan showing the proposed location of the Standby Electric Generator is first submitted to and approved in writing by the DRC as to compliance with the provisions of this policy. The information submitted to the DRC for review must include a description of the type of screening to be used (if required as provided in Section 2.03., below), and a copy of the manufacturer's brochures. The DRC may not withhold approval of a Standby Electric Generator if the proposed installation meets or exceeds the provisions set forth in Section 2.02., below, and, if visible as provided in Section 2.03., below, the Standby Electric Generator is screened in the manner required by the DRC.

- 2.02. Requirements.** The installation and operation of a permanent Standby Electric Generator on a Lot is permitted, subject to the prior written approval of the DRC and compliance with the following requirements:

- a. a Standby Electric Generator must be installed and maintained in compliance with the manufacturer's specifications and applicable governmental health, safety, electrical, and building codes;
- b. all electrical, plumbing, and fuel line connections for a Standby Electric Generator must be installed by a licensed contractor;
- c. all electrical connections for a Standby Electric Generator must be installed in accordance with applicable governmental health, safety, electrical, and building codes;
- d. all natural gas, diesel fuel, biodiesel fuel, or hydrogen fuel line connections for a Standby Electric Generator must be installed in accordance with applicable governmental health, safety, electrical, and building codes;
- e. all liquefied petroleum gas fuel line connections for a Standby Electric Generator 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;
- f. a nonintegral Standby Electric Generator fuel tank must be installed and maintained to comply with applicable municipal zoning ordinances and governmental health, safety, electrical, and building codes;

- g. a Standby Electric Generator and all electrical lines and fuel lines relating to the Standby Electric Generator must be maintained in good condition;
- h. a deteriorated or unsafe component of a Standby Electric Generator, including electrical or fuel lines, must be repaired, replaced, or removed;
- i. periodic testing of a Standby Electric Generator shall be in accordance with the manufacturer's recommendations, and shall occur not more than once a week, between the hours of 9:00 a.m. and 5:00 p.m. on a day other than a Saturday or Sunday; and
- j. the preferred location of a Standby Electric Generator is:
  - i. at the side or rear plane of the Residential Dwelling;
  - ii. outside (not within) any easement applicable to the Lot;
  - iii. outside (not within) the rear and side setback lines applicable to the Lot.

However, in the event the preferred location either (i) increases the cost of installing the Standby Electric Generator by more than ten percent (10%) or (ii) increases the cost of installing and connecting the electrical and fuel lines for the Standby Electric Generator by more than twenty percent (20%), the Standby Electric Generator shall be located on the Lot in a position that complies as closely as possible with the preferred location without violating either (i) or (ii) herein. Provided that, if a Standby Electric Generator, when operating for the purpose of testing, exceeds 67 decibels measured from the Standby Electric Generator to the nearest structure that may be constructed (without variance) on the adjacent Lot, or, when operating for actual use, exceeds 70 decibels measured from the Standby Electric Generator to the nearest structure that may be constructed (without variance) on the adjacent Lot, sound attenuation is required so that the sound of the Standby Electric Generator does not exceed the applicable maximum. Provided further that, in no event shall a Standby Electric Generator be located nearer to a side or rear property line than five (5) feet.

**2.03. Screening.** If a Standby Electric Generator is:

- a. visible from the street in front of the Residential Dwelling on the Lot on which it is located,
- b. located in an unfenced side or rear yard of the Lot and is visible either from an adjoining Lot or from adjoining property owned by the Association, or
- c. located in a side or rear yard of the Lot that is fenced by a wrought iron fence or residential aluminum fence and is visible through the fence either from an adjoining Lot or from adjoining property owned by the Association,

the Owner will be required to screen the Standby Electric Generator by evergreen landscaping or in another reasonable manner, as determined by the DRC.

**Section 3. Prohibitions.**

- 3.01. **Non-Payment for Utility Service.** A Standby Electric Generator shall not be used to generate all or substantially all of the electrical power to a Residential Dwelling, except when utility-generated electrical power to the Residential Dwelling is not available or is intermittent due to causes other than non-payment for utility service to the Residential Dwelling.
- 3.02. **Property Owned by the Association.** No Owner may install or place a Standby Electric Generator on property owned or maintained by the Association.

**Section 4. Non-Compliance.** The installation of a Standby Electric Generator that is not in compliance with the provisions of this Standby Electric Generator Policy will be considered a violation of the dedicatory instruments governing the Subdivision.

I hereby certify that this Standby Electric Generator Policy was approved by the Board of Directors of the Association on the date set forth above and now appears in the books and records of the Association. This Standby Electric Generator Policy is effective as of the date of recording in the Official Public Records of Real Property of Harris County, Texas.

**Tanglewood Homes Association, Inc.**

By: *Scott Martin*

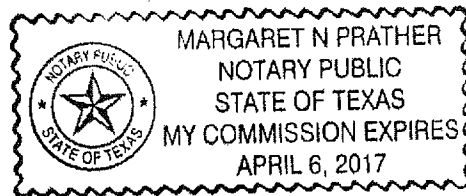
Print Name: Scott Martin  
Secretary

THE STATE OF TEXAS     §  
  §  
COUNTY OF HARRIS     §

BEFORE ME, the undersigned notary public, on this 20<sup>th</sup> day of January, 2016 personally appeared Scott Martin, Secretary of Tanglewood Homes Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and in the capacity therein expressed.

*Margaret Prather*  
Notary Public in and for the State of Texas

Return to:  
Rick S. Butler  
ROBERTS MARKEL WEINBERG BUTLER HAILEY, PC  
2800 Post Oak Blvd., Suite 5777  
Houston, Texas 77056



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# Pages 7  
01/22/2016 08:52 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
STAN STANART  
COUNTY CLERK  
Fees \$36.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

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.

THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



*Stan Stanart*

COUNTY CLERK  
HARRIS COUNTY, TEXAS

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