

SECOND SUPPLEMENTAL
NOTICE OF DEDICATORY INSTRUMENTS
FOR

VILLAGE OF COUNTRY MEADOWS COMMUNITY IMPROVEMENT ASSOCIATION

STATE OF TEXAS §
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COUNTY OF HARRIS §

The undersigned, being the authorized representative of Village of Country Meadows Community Improvement Association, a property owner's association as defined in Section 202.001 of the Texas Property Code (the "**Association**"), hereby supplements the "Affidavit for the Filing of Dedicatory Instruments" ("**Notice**") recorded in the Official Public Records of Real Property of Harris County, Texas on January 3, 2000 under Clerk's File No. U153826, and the "First Supplemental Notice of Dedicatory Instruments for Village of Country Meadows Community Improvement Association" ("**First Supplemental Notice**") recorded in the Official Public Records of Real Property of Harris County, Texas on December 30, 2011 under Clerk's File No. 20110547768, which documents were 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 and the First Supplemental Notice, the following documents are Dedicatory Instruments governing the Association:

- **Certificate of Resolution of Board of Trustees of Village of Country Meadows Community Improvement Association** (Relating to the Recovery of Costs and Postage for Deed Restriction Violation Notices)
- **Certificate of Amendments to the By-Laws of Village of Country Meadows Community Improvement Association**
- **Standby Electric Generator Policy for Village of Country Meadows Community Improvement Association**

This Second 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 Second Supplemental Notice is true and correct and the documents attached to this Second Supplemental Notice are true and correct copies of the originals.



Eric B. Tonsul, authorized representative of
Village of Country Meadows Community
Improvement Association



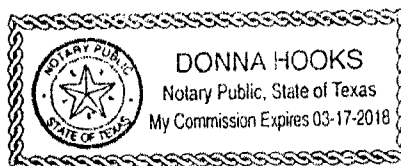
THE STATE OF TEXAS §
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 COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this day personally appeared Eric B. Tonsul, authorized representative of Village of Country Meadows Community Improvement Association, 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 25th day of April, 2016, to certify which witness my hand and official seal.



 Notary Public in and for the State of Texas



Return to:
 Eric B. Tonsul
 Roberts Markel Weinberg Butler Hailey, P.C.
 2800 Post Oak Blvd., Suite 5777
 Houston, TX 77056



**CERTIFICATE OF RESOLUTION OF THE BOARD OF TRUSTEES
OF
VILLAGE OF COUNTRY MEADOWS COMMUNITY IMPROVEMENT
ASSOCIATION**

(Relating to the Recovery of Costs and Postage for Deed Restriction Violation Notices)

THE STATE OF TEXAS §
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COUNTY OF HARRIS §

I, William Harris, President of Village of Country Meadows Community Improvement Association (the "Association"), certify that at a meeting of Board of Trustees of the Association (the "Board") duly called and held on the 26th day of JANUARY 2016, 2015, with at least a quorum of the Board members being present, and being duly authorized to transact business, the following Resolution was duly approved by a majority vote of the members of the Board:

RECITALS:

1. Section 204.010(a)(11) of the Texas Property Code authorizes the Association, acting through its Board, to collect reimbursement of actual attorney's fees and other reasonable costs incurred by the Association relating to violations of the subdivision's restrictions or the Association's bylaws and rules if notice and an opportunity to be heard are given;
2. The Board desires to adopt a policy regarding the recovery of reasonable costs incurred by the Association for deed restriction violation notices.

RESOLUTION:

BE IT RESOLVED, that the Board of Trustees of the Association hereby adopts the following policy regarding the recovery of reasonable costs incurred by the Association for deed restriction violation notices:

1. After an owner receives a deed restriction violation notice from the Association that complies with §209.006 of the Texas Property Code and the owner fails to correct the violation(s) or request a hearing in accordance the timetable set forth in the statute, the owner shall be responsible to pay to the Association the Board-approved charge for the notice plus all reasonable mailing costs including postage.



RP-2016-170747

EXECUTED on this the 26TH day of JANUARY 2016, 2015.

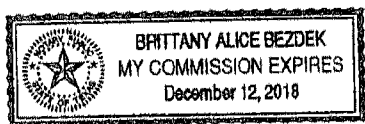
Handwritten signature of William Harris
 Village of Country Meadows Community Improvement Association

By: William Harris,
 President of Village of Country Meadows Improvement Association

THE STATE OF TEXAS §
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 COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this day personally appeared William Harris, President of Village of Country Meadows Community Improvement Association, 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.

SUBSCRIBED AND SWORN TO BEFORE ME on this the 26 day of January, 2015, to certify which witness my hand and official seal.



Handwritten signature of Brittany Alice Bezdek
 Notary Public - State of Texas

Return to:
 Community Asset Management, Inc.
 9802 F.M. 1960 Bypass-W., Ste. 210
 Humble, TX 77338



RP-2016-170747

**CERTIFICATE OF AMENDMENTS TO THE BY-LAWS
of
VILLAGE OF COUNTRY MEADOWS COMMUNITY IMPROVEMENT ASSOCIATION**

THE STATE OF TEXAS

COUNTY OF HARRIS

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I, Thomas L. Brew, Secretary of Village of Country Meadows Community Improvement Association (the "Association"), do hereby certify that at a meeting of the Board of Trustees of the Association (the "Board") duly called and held on the 20th day of January, 2019, with at least a quorum of Board members being present and remaining throughout, and being duly authorized to transact business, the following amendments to the By-Laws of the Association were duly approved by a majority vote of the members of the Board:

RECITALS:

1. Changes in laws affecting property owners' associations have been effected at various times since 2011.
2. The Board desires to amend the By-Laws of the Association consistent with applicable laws.

AMENDMENTS:

1. The title of the By-Laws is amended to read:

BY-LAWS OF VILLAGE OF COUNTRY MEADOWS COMMUNITY
IMPROVEMENT ASSOCIATION

2. Article I of the By-Laws is amended to read:

ARTICLE I:

NAME

The name of the Association is Village of Country Meadows Community Improvement Association.

3. Article II, Section 1, of the By-Laws is amended to read:

Section 1. "Association" shall mean and refer to Village of Country Meadows Community Improvement Association, its successors and assigns.

4. Article III, Section 3, of the By-Laws is amended to read:

Section 3. Notice of Meetings. It shall be the duty of the Secretary to send to each Member written notice of each annual or special meeting of the Members stating the purpose of the meeting, as well as the time and place where it is to be held. Such notice may be delivered personally, by



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mail, by facsimile, and to the extent expressly authorized by statute, by electronic message. If a Member desires that notice be given at an address other than the Lot, the Member shall provide the alternative address for the purpose of receiving notice in writing to the Secretary. Notice by facsimile must be sent to the facsimile number provided to the Association in writing by that Member. For an election or vote to be taken at a meeting of the Members, notice shall be served not less than ten (10) nor more than sixty (60) days before the meeting. If mailed, the notice of a meeting shall be deemed to be delivered when deposited in the United States mail, first class postage pre-paid, addressed to the Member. If faxed, the notice shall be deemed to be delivered as of the date and time shown on a written confirmation that the facsimile was successfully transmitted. If sent by electronic message, the notice shall be deemed to be delivered as provided by applicable statute. The Board of Trustees may use any other means to deliver a notice of a meeting that may become available with advancements in technology, provided that notice by such means is authorized by statute. Notwithstanding anything contained herein to the contrary, the Association may use an alternative method that may be used to provide notice to Members provided that the Member to whom the notice is provided has affirmatively opted to allow the Association to use the alternative method of providing notice.

For an election or vote of Members not taken at a meeting, the Association shall give notice of the election or vote to all Members entitled to vote on any matter under consideration. The notice shall be given not later than the twentieth (20th) day before the latest date on which a ballot may be submitted to be counted.

5. Article III, Section 4, of the By-Laws is amended to read:

Section 4. Quorum; Adjournment. The presence at a meeting of Members entitled to cast one-tenth (1/10) of the total votes in the Association shall constitute a quorum, unless a greater percentage for a particular meeting or a particular action is required by the Declaration, the Articles of Incorporation, or these By-Laws. If a meeting of the Members cannot be held because a quorum is not present, either the Board of Trustees or a majority of the Members who are present at such meeting, either in person or by proxy, may adjourn the meeting to a time not less than five (5) nor more than sixty (60) days from the time the original meeting was called. In that event, no additional notice need be given to the Members other than an announcement at the adjourned meeting of the time and place of the reconvened meeting. If a time and place for reconvening the meeting is not fixed at the adjourned meeting or if, for any reason, a new date is fixed for reconvening the meeting after adjournment, notice of the time and place for the reconvened meeting shall be given to Members in the manner provided herein for a first called meeting. At the reconvened meeting, the quorum requirement will be one-half (1/2) the quorum requirement for the first meeting; if a quorum is present, any action that may have been taken at the meeting originally called may be taken. This procedure may be repeated, as necessary, with the quorum requirement being reduced each time, until a quorum is present.



Notwithstanding the foregoing provisions, if a meeting of the Members is called for the purpose of electing one (1) or more Trustees and a quorum is not present, the Board of Trustees may adjourn the meeting without any notice being required other than an announcement at the meeting and reconvene five (5) minutes after adjournment. At the reconvened meeting, the quorum requirement will be one-half (1/2) the quorum requirement for the first meeting. If a quorum is not present at the reconvened meeting, the Board of Trustees may adjourn the reconvened meeting without any notice being required other than an announcement at the meeting and again reconvene five (5) minutes after adjournment of the reconvened meeting. At the second reconvened meeting, the quorum requirement will be one-half (1/2) the quorum requirement for the first reconvened meeting. This procedure will be repeated, as necessary, with the quorum requirement being reduced each time, until a quorum is present and the election of one (1) or more Trustees may be accomplished.

6. Article IV, Section 1, of the By-Laws is amended to read:

Section 1. Composition of Board of Trustees. The affairs of the Association shall be managed by a Board of five (5) Trustees, each of whom must be a Member of the Association. Not more than one (1) representative of a particular corporation or other entity may serve on the Board at any given time. A Trustee is not eligible to serve on the Board if the Trustee has been convicted of a felony or crime involving moral turpitude within the last twenty (20) years and there is written, documented evidence of such a conviction from a database or other record maintained by a governmental law enforcement authority.

7. Article IV, Section 3, of the By-Laws is amended to read:

Section 3. Candidates for Election to the Board. With respect to any position on the Board of Trustees to be filled by a vote of the Members, all Members have the right to run for such position on the Board of Trustees. Each year, at least sixty (60) days prior to the date of the annual meeting of the Members, the Association shall send notice to all Members of the number of positions on the Board to be filled by election at the upcoming annual meeting and the right of all Members to run for a position on the Board. The notice shall specify a date by which a Member must submit his/her name as a candidate for election to the Board; the date for a Member to submit his/her name as a candidate may not be earlier than the tenth (10th) day after the date the Association sends the notice. The notice may be mailed to each Member or provided by (a) posting the notice in a conspicuous manner reasonably designed to provide notice to the Members in a place located on the Association's Common Area or (b) on an Internet website maintained by the Association, and by sending notice by e-mail to each Member who has registered an e-mail address with the Association. The Association must be notified by the Member who desires to run for a position on the Board, not by another Member, to confirm the Member's desire to run for election and to serve on the Board. All Members who notify the Association by the stipulated deadline shall be candidates whose names shall be included in the notice of annual meeting sent to all



Members and on the absentee or other ballot. A Member who does not submit his/her name by the deadline set forth in the Association's notice may thereafter notify the Association of his/her desire to run for election to the Board and, in that event, the Member shall be a candidate for election to the Board. However, the Association shall not be obligated to send a supplemental notice to all Members advising of the names of any candidates who submit their names after the deadline in the Association's notice. Provided that, if any notice is thereafter sent or published by the Association which includes a list of candidates for election to the Board, the list shall include the names of all candidates. A Member may notify the Association of the Member's desire to run for election to the Board of Trustees at any time prior to the deadline for submitting votes. A Member may not nominate another Member as a candidate for election to the Board at the annual meeting unless the Member to be nominated is present at the annual meeting and confirms his/her desire to be a candidate for election to the Board.

8. Article IV, Section 4, of the By-Laws is amended to read:

Section 4. Election. The election of members of the Board shall be conducted at the annual meeting of the Members. Voting shall be by written and signed ballots; provided that, in the event of an uncontested race, written and signed ballots shall not be required. With respect to all positions on the Board to be filled by election, the candidates receiving the highest number of votes shall be elected to fill such positions, regardless of the number of votes cast. Cumulative voting is prohibited.

9. Article IV, Section 5, of the By-Laws is amended to read:

Section 5. Removal. Any Trustee may be removed from the Board, with or without cause, by a majority vote of the Members of the Association. If the Board is presented with written, documented evidence from a database or other record maintained by a governmental law enforcement authority that a Board member was convicted of a felony or crime involving moral turpitude not more than twenty (20) years before the date the Board is presented with the evidence, the Board member is immediately ineligible to serve on the Board and shall, therefore, be immediately removed. In the event of death, resignation or removal of a Trustee, a successor shall be selected by the remaining members of the Board and shall serve for the unexpired term.

10. Article IV, Section 7, of the By-Laws is amended to read:

Section 7. Action Without a Formal Meeting. The Board of Trustees may take action outside of a meeting, including voting by electronic or telephonic means, without prior notice to Members, if each Board member is given a reasonable opportunity to express the Board member's opinion to all other Board members and to vote. The reasonable opportunity for a Board member to express an opinion and vote shall be not less than twenty-four (24) hours or more than seventy-two (72) hours. Any action taken without notice to Members under this section must be summarized orally, including an explanation of any known actual or estimated expenditures approved at



the meeting, and documented in the minutes of the next regular or special Board meeting. The Board may not, unless done in an open meeting for which prior notice was given to all Members as required by law, consider or vote on:

- (a) fines;
- (b) damage assessments;
- (c) initiation of foreclosure actions;
- (d) initiation of enforcement actions, excluding temporary restraining orders or violations involving a threat to health or safety;
- (e) increases in assessments;
- (f) levying of special assessments;
- (g) appeals from a denial of architectural control approval;
- (h) a suspension of a right of a particular Owner before the Owner has an opportunity to attend a Board meeting to present the Owner's position, including any defense, on the issue;
- (i) lending or borrowing money;
- (j) the adoption or amendment of a dedicatory instrument;
- (k) the approval of an annual budget or the approval of an amendment of an annual budget that increases the budget by more than ten percent (10%);
- (l) the sale or purchase of real property;
- (m) the filling of a vacancy on the Board;
- (n) the construction of capital improvements other than the repair, replacement or enhancement of existing capital improvements; or
- (o) the election of an officer.

11. Article IV, Section 8, is added to the By-Laws to read:

Section 8. Recount of Votes. Any Member may request a recount of the votes of an election. A request for a recount must be submitted not later than the fifteenth (15th) day after the date of the meeting of the Members at which an election or vote was held or the date of the announcement of the results of the election or vote if no meeting was held. For purposes of this section, the term "submitted" shall mean the date on which the recount request is deposited in the mail or delivered in person in accordance with the requirements of this section. A demand for a recount must be submitted in writing either:

- (a) by verified mail to the Association's mailing address as reflected on the last recorded management certificate; or
- (b) in person to the Association's managing agent as reflected on the last recorded management certificate or to the address to which absentee ballots and proxy ballots were mailed.

The Association must estimate the costs for performing a recount by a person qualified to tabulate votes as set forth below and must send an invoice for the estimated costs to the Member requesting a recount to the Member's last known address according to the Association records not later



any electronic or telephonic communication method used or expected to be used by a Trustee to participate (except if adjourned to executive session), and (d) the notice of the meeting includes instructions for owners to access any communication method required to be accessible under (c) above.

13. Article V, Section 2, of the By-Laws is amended to read:

Section 2. Special Meetings. Special meetings of the Board shall be held when called by written notice issued at the request of the President or by written resolution of a majority of a quorum of the Board. Notice shall be given to the Members as required by law.

14. Article V, Section 4, is added to the By-Laws to read:

Section 4. Notice of Board Meetings. The Board of Trustees shall give Members notice of Board meetings (regular and special), including the date, hour, place, and general subject of the Board meeting, including a general description of any matter to be brought up for deliberation in closed executive session. A notice of meeting shall be:

- (a) mailed to all Members at least ten (10) but not later than sixty (60) days before the date of the meeting; or
- (b) provided at least seventy-two (72) hours before the meeting by:
 - (1) being posted in a conspicuous location, either in the Common Area or on the Association's website; and
 - (2) being emailed to all Members who have registered their email addresses with the Association.

It is a Member's duty to register and keep an updated email address with the Association.

15. Article V, Section 5, is added to the By-Laws to read:

Section 5. Open Meetings. All meetings of the Board of Trustees shall be open to all Members, but Members other than Trustees may not participate in any discussion or deliberation unless expressly so authorized by a majority of a quorum of the Board of Trustees. Provided that, if a Member unreasonably disrupts a meeting of the Board of Trustees or repeatedly interrupts the discussion between Trustees, the Board of Trustees shall have the authority, after an initial warning, to cause that Member to be removed from the meeting.

16. Article V, Section 6, is added to the By-Laws to read:

Section 6. Executive Session. The Board of Trustees may adjourn a regular or special meeting and reconvene in a closed executive session to consider actions involving personnel, pending or threatened litigation, contract negotiations, enforcement actions, confidential communications with the Association's attorney, matters involving the invasion of privacy of individual Members, and matters that are to remain confidential by request of the affected parties and agreement of the Board. Following an executive session, any decision made in executive session shall be summarized



orally and placed in the minutes, in general terms, without breaching the privacy of individual Members, violating any privilege, or disclosing any information that was to remain confidential at the request of the affected parties. The oral summary must include a general explanation of expenditures approved in executive session.

17. Article VIII of the By-Laws is amended to read:

ARTICLE VIII:

COMMITTEES

The Board of Trustees shall appoint committees as deemed appropriate in carrying out its purpose.

18. Article IX of the By-Laws is amended to read:

ARTICLE IX:

BOOKS AND RECORDS

Books and records of the Association shall be retained by the Association in accordance with the Association's Records Retention Policy. Each Member or Member's designated representative shall have a right to either inspect the requested books and records before obtaining copies or to have the Association forward copies of the requested books and records in accordance with the Association's recorded Open Records Policy. Provided that, this provision shall not require the Association to release or allow inspection of books and records that are not required by law to be released or inspected, as set forth in the Association's recorded Open Records Policy.

19. Article XII, Section 1, of the By-Laws is amended to read:

Section 1. Amendments. These By-Laws may be amended by a majority vote of the Board of Trustees subject to notice requirements provided by law or in these By-Laws.

Executed on this 2nd day of January, 2012 to certify the action of the Board of Trustees on the date set forth above.

VILLAGE OF COUNTRY MEADOWS COMMUNITY
IMPROVEMENT ASSOCIATION,
a Texas non-profit corporation

By: Thomas L. Brown

Printed: Thomas L. Brown, Secretary

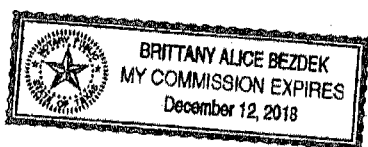


THE STATE OF TEXAS
COUNTY OF HARRIS

Vertical stamp or mark

BEFORE ME, the undersigned notary public, on this 26 day of January, 2015, personally appeared Thomas Reeves, Secretary of Village of Country Meadows Community Improvement Association, 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.

Brittany Alice Bezdek
Notary Public in and for the State of Texas



**STANDBY ELECTRIC GENERATOR POLICY
FOR
VILLAGE OF COUNTRY MEADOWS COMMUNITY IMPROVEMENT ASSOCIATION**

STATE OF TEXAS

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COUNTY OF HARRIS

I, Thomas Brewer, Secretary of Village of Country Meadows Community Improvement Association, certify that at a meeting of the Board of Trustees of the Association duly called and held on the 26th day of January, 2016, 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 (this "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 Trustees 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. Architectural Control Committee or ACC** – The Architectural Control Committee of the Association as established by the Declaration.
- 1.02. Association** – Village of Country Meadows Community Improvement Association, a Texas non-profit corporation.
- 1.03. Declaration** – That certain instrument entitled "Declaration of Covenants, Conditions and Restrictions" (applicable to Country Meadows) recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk's File No. S683394, as amended and supplemented.
- 1.04. Residential Dwelling** – A detached, single family 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;



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- 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.

1.06. Subdivision – The subdivision in Harris County, Texas, commonly referred to as Country Meadows, as more particularly described in the Management Certificate for the Association recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk's File No. 20140209113.

Other capitalized terms used in this Policy, but not defined in this Section 1, have the same meanings as that ascribed to them in the Declaration.

Section 2. ACC Approval, Requirements, and Screening.

2.01. ACC Approval. The Declaration requires an Owner to submit an application for a proposed modification or improvement to or on any Lot and obtain the written approval of the application from the ACC prior to installation or construction. Accordingly, a Standby Electric Generator may not be installed on a Lot unless an application therefor is first submitted to and approved in writing by the ACC as to compliance with the provisions of this Policy. The submission of plans must include a completed application for ACC review, a site plan showing the proposed location of the Standby Electric Generator, 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 ACC 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 ACC.

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 ACC 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 on a day other than a Sunday, between the hours of 10:00 a.m. and 4:00 p.m.; 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 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.

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 ACC.



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 Policy will be considered a violation of the dedicatory instruments governing the Subdivision.

Section 5. Property Owned or Maintained by the Association. This Policy does not apply to property that is owned or maintained by the Association.

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

**VILLAGE OF COUNTRY MEADOWS COMMUNITY
IMPROVEMENT ASSOCIATION,
a Texas non-profit corporation**

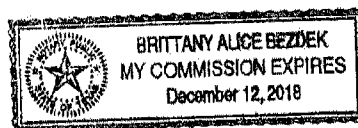
By: *Thomas L. Brewer*
Print Name: THOMAS L. BREWER, Secretary

THE STATE OF TEXAS §
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COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 26 day of January 2015, personally appeared Thomas Brewer Secretary of Village of Country Meadows Community Improvement Association, 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.

Brittany Alice Bezdek
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-2016-170747

RP-2016-170747
Pages 17
04/25/2016 02:37 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees \$76.00

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



RP-2016-170747



I, Teneshia Hudspeth, County Clerk of Harris County, Texas certify that this is a true and correct copy of the original record filed and recorded in my office, electronically or hard copy, as it appears on this date.

Witness my official hand and seal of office
This December 29, 2020

Teneshia Hudspeth, County Clerk
Harris County, Texas

Any provision herein which restrict the sale, rental or use of the described Real Property because of color or race is invalid and unenforceable under the Federal Law. Confidential information may have been redacted from the document in compliance with the Public Information Act.

