

STATE OF TEXAS §

COUNTY OF TRAVIS §

AMENDMENT OF RULES AND REGULATIONS OF PRESIDENTIAL MEADOWS OWNERS ASSOCIATION, INC. (Related to Standby Electric Generators and Transfer Fees)

Document reference. Reference is hereby made to that certain Declaration of Covenants, Conditions, and Restrictions, Presidential Meadows, filed as Document No. 2004137950 in the Official Public Records of Travis County, Texas (together with all amendments and supplemental documents thereto, the "Declaration"). Reference is further made to the "Bylaws of Presidential Meadows Owners Association, Inc.", attached to that certain Resolution to File Dedicatory Instruments for Presidential Meadows Owners Association, Inc., filed as Document No. 2012032000 in the Official Public Records of Travis County, Texas (together with all amendments thereto, the "Bylaws"). Reference is further made to the Resolutions, filed as Document No. 2011109538 in the Official Public Records of Travis County, Texas (together with any amendments or supplements, the "Rules").

WHEREAS the Declaration provides that owners of lots subject to the Declaration are automatically made members of Presidential Meadows Owners Association, Inc. (the "Association");

WHEREAS the Association, acting through its board of directors (the "Board"), is authorized to adopt and amend rules and regulations governing the property subject to the Declaration and the operations of the Association pursuant to Section 6.04(a) of the Declaration, Section 6.1(a) of the Bylaws, and/or State law, and has previously adopted the Rules; and

WHEREAS the Board has voted to adopt the additional Rules attached as Exhibit "A" to supplement the previously-adopted Rules;

THEREFORE the additional Rules attached as Exhibit "A" have been, and by these presents are, ADOPTED and APPROVED.

Subject solely to the amendments contained in Exhibit "A", the Rules remain in full force and effect.

PRESIDENTIAL MEADOWS OWNERS ASSOCIATION, INC. Acting by and through its Board of Directors

Signature: [Handwritten Signature]
Printed Name: Joan Halbers
Title: President

Exhibit "A": Additional rules

Acknowledgement

STATE OF TEXAS §

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This instrument was executed before me on the 14th day of August,
2015, by Joan A Albers in the capacity stated above.

Bonnie F. Urbanek
Notary Public, State of Texas

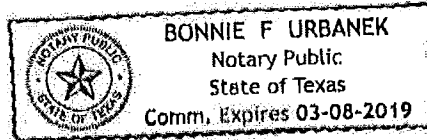


EXHIBIT "A"

STANDBY ELECTRIC GENERATORS

1. General. Unless otherwise approved in writing by the Architectural Committee (the "AC"), which approval may be denied, approved, or approved with conditions, an Owner may not install a standby electric generator in the common area or any other property owned or maintained by the Association.
2. Scope of Rule. Only a standby electric generator may be used to provide backup electric service to a residence. A "standby electric generator" means a device that converts mechanical energy to electric energy and is:
 - a. Powered by natural gas, liquefied petroleum gas, diesel fuel, or hydrogen;
 - b. Fully enclosed in an integral manufacturer-supplied sound attenuating enclosure;
 - c. Connected to the main electrical panel of a residence by a manual or automatic transfer switch;
 - d. Rated for a generating capacity of not less than seven (7) kilowatts; and
 - e. Permanently installed on a lot.
3. Conflict with Other Provisions. Per state law, this rule relating to standby electric generators controls over any contrary provision in the Association's governing documents.
4. Prior Approval Required. Prior to the installation of any standby electric generator (or any part thereof), an owner must receive written approval the AC. Owners wishing to install standby electric generators must submit plans and specifications to the AC. The following requirements apply to plans and specifications:
 - a. An owner must provide a reasonably accurate and scaled schematic of the lot showing the property boundaries of the lot and the location of the residence, other permanent structures, fencing, and any adjoining streets.
 - b. The schematic must also contain a scaled drawing of the generator at the proposed location, and indicate the distance (in feet and inches) from the closest rear and side lot line.
 - c. All other applicable information typically required by the Association for architectural approval (e.g., color samples, samples of screening materials, etc.) and necessary to ensure compliance with this rule must also be provided.
5. Installation. The following installation requirements apply to standby electric generators:
 - a. Installation must be done in compliance with the manufacturer's specifications and applicable governmental health, safety, electrical, and building codes.
 - b. All electrical, plumbing, and fuel line connections must be installed by a licensed contractor.
 - c. All electrical connections must be installed in accordance with applicable governmental health, safety, electric, and building codes.
 - d. All natural gas, diesel fuel, biodiesel fuel, or hydrogen fuel line connections must be installed in accordance with applicable governmental health, safety, electrical, and building codes.
 - e. All liquefied petroleum gas fuel line connections must be installed in accordance with rule and standards promulgated and adopted by the Railroad Commission of Texas and other applicable governmental health, safety, electrical, and building codes.
 - f. If a generator uses a fuel tank that separate from the generator (i.e., the tank is manufactured as an integral part of the generator system), the fuel tank must be installed in compliance with municipal zoning ordinances and governmental health, safety, electrical, and building codes.

6. Maintenance. The following maintenance requirements apply to standby electric generators:
 - a. The generator and its electrical and fuel lines must be maintained in good condition at all times, including maintenance that is in compliance with the manufacturer's specifications and applicable governmental health, safety, electric, and building codes.
 - b. Any deteriorated or unsafe component of a standby electric generator, including electrical and fuel line, must be promptly repaired, replaced, or removed.
 - c. A generator may be tested for preventative maintenance only between 9:00AM and 6:00PM and not more frequently than suggested by the manufacturer.

7. Location. The following requirements apply to the location of a standby electric generator:
 - a. Generators must be located in the rear yard area of the lot (behind the rear-most building line of the home) in an area that is not visible from the street, any common area, or any other lot from ground level (i.e. not visible from the first story or yard of any neighboring home.)
 - b. The AC has no duty to but may in its discretion authorize a variance to allow the generator to be located in an area other than as described in subsection (a) if the AC deems that a variance is appropriate for topographical or other considerations, and a plan for adequate screening of the generator is submitted and approved¹.
 - c. Generators are expressly prohibited from being located on Association common areas or any other areas maintained by the Association.
 - d. No portion of the generator may be installed within any applicable setback.

8. Screening. If the owner proposes to install the generator in an area that is visible from the street, another residence, or the common area, the owner's plans submitted for approval must detail the proposed screening, including dimensions and type of all landscaping (as-installed dimensions), and color, materials, and dimensions of any proposed screening structures. As installed the generator must be wholly screened from view of any street faced by the dwelling, any adjoining residence (from ground level), and any common area.

9. Allowable Use. A standby electric generator may not be used to generate substantially all of the electrical power to a residence except when utility-generated electrical power is unavailable or intermittent due to causes other than nonpayment for utility service to the residence.

¹ Also, per state law, the AC will authorize a variance to install the generator in an alternate location if the owner can document in a format reasonably acceptable to the AC that locating the generator in the rear yard area will increase the cost of installing the generator by more than 10% or increase the cost of installing and connecting fuel lines by more than 20%. If an owner is entitled to a variance under this provision, the screening requirements outlined in this rule remain applicable.

TRANSFER FEE

Transfer Fee. In addition to fees for issuance of a resale certificate and any updates or re-issuance of the resale certificate, a transfer fee is due upon the sale or other transfer of title to a lot. The Board may alter transfer fees from time to time by resolution. As of the time of the filing of this rule, the transfer fee has been set at \$150. The board may alter the transfer fee by future resolution without the need to amend this rule. *It is the purchaser's responsibility to determine the then-current fees.*

Transfer fees not paid at or before closing are the responsibility of the purchasing owner and will be assessed to that owner's account accordingly. The Association may require payment in advance for issuance of any resale certificate or other transfer-related documentation.

If a resale certificate is not requested and a transfer occurs, all fees associated with association record updates related to the transfer will be the responsibility of the new owner and may be assessed to the purchaser's account at the time the transfer becomes known. These fees will be set according to the then-current fee schedule of the association or its managing agent, and may be equivalent to the resale certificate fee or in any other amount.

All transfer fees shall be collectible in the same manner as assessments, and secured by the Association's lien, to the maximum extent allowed by law. Fees may include working capital or reserve funding fees, resale certificate fees, resale certificate update fees, rush fees, and other such fees.

After recording, please return to:

Niemann & Heyer, L.L.P.
Attorneys at Law
Westgate Building, Suite 313
1122 Colorado Street
Austin, Texas 78701

File Server:CLIENTS:PresidentialMeadows:RuleAmendGeneratorsEntryFeeIT8-15.doc



**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Dana Debeauvoir

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

August 24 2015 03:11 PM

FEE: \$ 42.00 2015135370