

**RAVENNA COMMUNITY ASSOCIATION, INC.  
REGULATIONS FOR STANDBY ELECTRIC GENERATORS**

STATE OF TEXAS                   §  
   §  
COUNTY OF HARRIS           §

WHEREAS Ravenna Community Association, Inc., (hereinafter the “Association”) is a Texas nonprofit corporation and the governing entity for Ravenna, an addition in Harris County, Texas, according to the maps or plats thereof, recorded in the Map Records of Harris County, Texas, under Clerk’s File No. 20120445205 and Film Code No. 648292, along with the amending plats under Clerk’s File Nos. 20150166610 and 20150218129, and Film Code Nos. 674295 and 674657, along with any replats, supplements, and amendments thereto (hereinafter the “Subdivision”); and,

WHEREAS in 2015, Chapter 202 of the Texas Property Code was amended to add Section 202.019, which requires property owners’ associations to allow standby electric generators and authorizes those associations to regulate such standby electric generators; and,

WHEREAS the Association’s members desire to regulate standby electric generators by establishing regulations and guidelines relating to such items in a manner compliant with the Texas Property Code; and,

WHEREAS this Dedicatory Instrument consists of Restrictive Covenants as defined by Texas Property Code Section 202.001, et seq.;

NOW, THEREFORE, pursuant to the foregoing and as evidenced by the Certification hereto, the Association, by and through its Board of Directors, hereby adopts the following regulations:

**STANDBY ELECTRIC GENERATOR REGULATIONS**

Standby Electric Generators (hereinafter “SEG” or “SEGs”) are permitted to the extent required by Section 202.019 of the Texas Property Code, subject to the following regulations, which shall be reasonably applied and enforced:

1. No Owner may install an otherwise-permissible SEG, when such SEG shall be located outside the primary residence on Owner’s Lot, unless and until such Owner receives written approval for the installation from the Association’s Architectural Control Committee (hereinafter the “ACC”).
  - a. All submissions to the ACC for approval of a SEG installation must be submitted, in writing, in the same manner as all other submissions for approval or improvement to Lots in the Subdivision, except as detailed herein.

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- b. All applications from the installation of an SEG must include a survey and/or plat of the Lot, with the proposed SEG's location clearly marked to scale.
2. The SEG shall be located in a location submitted to and approved by the Association. The ACC, in considering an application to install a SEG, may approve said application subject to placement of the SEG at a location desired by the Association's ACC, unless the location desired by the Association's ACC would increase the cost of installing the SEG by more than ten percent (10%), or increase the cost of installing and connecting the electrical and fuel lines for the SEG by more than twenty percent (20%).
3. All SEGs installed in the Subdivision must be installed and maintained in compliance with the SEG manufacturer's specifications and all applicable governmental health, safety, electrical, and building codes.
4. All electrical, plumbing, and fuel line connections for any SEG installed in the Subdivision must be installed only by licensed contractors, and all electrical connections must be installed in accordance with applicable governmental health, safety, electrical, and building codes.
5. All natural gas, diesel fuel, biodiesel fuel, or hydrogen fuel line connections for any SEG installed in the Subdivision shall be installed in accordance with applicable governmental health, safety, electrical, and building codes.
6. All liquid petroleum gas fuel line connections for any SEG installed in the Subdivision shall be installed in accordance with rules and standards promulgated and adopted by the Texas Railroad Commission and all other applicable governmental health, safety, electrical, and building codes.
7. All non-integral standby electric generator fuel tanks for any SEG installed in the Subdivision shall be installed and maintained to comply with applicable municipal zoning ordinances and governmental health, safety, electrical, and building codes.
8. All SEGs installed in the Subdivision, and all electrical and fuel lines connected to same, shall be maintained in good condition and shall be kept in working order. If a component of any SEG installed in the Subdivision (including but not limited to electrical lines and fuel lines) deteriorates or becomes unsafe, then that component shall be repaired, replaced, or removed, as appropriate.
9. All SEGs installed in the Subdivision must be entirely screened from view using a brick wall or permanent fencing (plants, shrubs, lattice, and temporary fencing are not permitted screening mechanisms), in a manner submitted to and approved by the ACC, if the proposed SEG would, absent screening from view, be:
  - a. visible from the street faced by the dwelling on the Lot; or,

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- b. located in an unfenced side or rear yard of a residence on the Lot, and visible either from an adjoining residence or from any adjoining property owned by the Association; or,
  - c. located in a side or rear yard if the fencing material is such that the SEG would be visible through the fence either from an adjoining residence or from adjoining property owned by the property owners association.
10. All SEGs installed in the Subdivision must be periodically tested in accordance with the manufacturer’s recommendations.
11. No SEG installed in the Subdivision may be used to generate all or substantially all of the electrical power to the residence on a Lot, 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.
12. No SEG shall be located on property owned or maintained by the Association.

**CERTIFICATION**

“I, the undersigned, being a Director of Ravenna Community Association, Inc., hereby certify that the foregoing was adopted by at least a majority of Ravenna Community Association, Inc.’s Board of Directors, at an open board meeting for which proper notice was provided.”

By: [Signature]

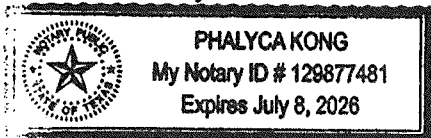
Print name: ROSS WANG Title: PRESIDENT

**ACKNOWLEDGEMENT**

STATE OF TEXAS §  
 COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Ross Wang, and known by me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that they are the person who signed the foregoing document in their representative capacity, and that the statements contained therein are true and correct.

Given under my hand and seal of office this the 2nd day of June 2022.



[Signature]  
 Notary Public, State of Texas

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# Pages 4  
06/07/2022 11:22 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$26.00

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.



  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

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