

POLICY RESOLUTION
OF THE
WINDSOR HILLS HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS
For
EMERGENCY POWER GENERATORS

WHEREAS, Article VI, Section 1 of the Declaration of Covenants, Conditions and Restrictions of Windsor Hills Homeowners Association, empowers the Board of Directors to promulgate, modify, or delete use restrictions and rules and regulations applicable to the Lots and Units; and

WHEREAS, Article VI, Section 2 of the Declaration of Covenants, Conditions and Restrictions of Windsor Hills Homeowners Association, binds all Occupants to all provisions of the Declaration, the Woodlands' Association CCR's and any Rules and Regulations or use Restrictions; and

WHEREAS, Article III, Section 4 (b) of the Declaration of Covenants, Conditions and Restrictions of Windsor Hills Homeowners Association, empowers the Association to enforce the provisions of the Declaration and the Rules and Regulations of the Association and to take such action as necessary or desirable to cause such compliance by each Member and each Related User; and

WHEREAS, there is a need to establish guidelines for the equitable and uniform enforcement of the provisions of the recorded Covenants, Conditions, and Restrictions and the Rules and Regulations adopted by the Association as filed of record in the Official Public Records of Real Property of Montgomery County, Texas affecting property located within Windsor Hills HOA;

WHEREAS, the Board recognizes the need to adopt rules regulating the installation and use of emergency power generators;

NOW THEREFORE be it resolved that Windsor Hills Homeowners Association, acting through its Board of Directors, hereby adopts the following policy for emergency power generators:

Emergency Power Generators

Location:

Applications for installation of a generator must be submitted to the Property Owners Association Neighborhood Standards Committee for approval.

Generators must be located on the side or at the rear of the house and should be screened from view from the front of the house.

POLICY RESOLUTION OF THE
WINDSOR HILLS HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS
For EMERGENCY POWER GENERATORS

Page Two

General

Access for installation of a generator must be contained within the owner's lot. Any access on a neighboring lot must be obtained in writing and be submitted with initial submission.

At least five feet between homes must remain unobstructed to provide for drainage for both homes and this requirement cannot be violated by installation of a generator or its base.

Sound levels produced by the generator must not exceed 65 decibels.

Sound abatement specifications such as mufflers and/or sound abatement housing must be submitted for approval.

Generators must be installed so that the top of the unit is less than six feet above the natural grade and not visible from the ground level of any other property.

Testing of all generators must be done during daytime hours.

Building Code and Inspections:

All generators must comply with current building codes. Each generator must be inspected by a third party inspector to verify that the installation meets code. The inspector will also verify that a transfer switch has been installed in the vicinity of the generator for the safety of line workers and the homeowners themselves.

This Policy Resolution was adopted by the Windsor Hills HOA Board of Directors on the 20 day of August, 2009.

The Undersigned, being the President of Windsor Hills Homeowners Association, a Texas non-profit corporation (the "Association"), does hereby certify that the following Resolution was adopted by at least a majority of the members of the Board of Directors of the Association ("Board of Directors") present and voting at a regular meeting of the Board of Directors at which a quorum was present.

POLICY RESOLUTION OF THE
WINDSOR HILLS HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS
For EMERGENCY POWER GENERATORS
Page Three

TO CERTIFY WHICH WITNESS my hand on this 30 day of
September, 2009

WINDSOR HILLS HOMEOWNERS ASSOCIATION

By: *David Hunter*

President

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

BEFORE ME, the undersigned Notary Public, on this day personally appeared DAVID S. HUNTER, the President of the Board of Directors of Windsor Hills Homeowners Association, known 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 30 day of September, 2009 to certify which witness my hand and official seal.

Rita Arnold

Notary Public – State of Texas



FILED FOR RECORD

2010 JAN 26 PM 3:27

Mark Turnbull
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF MONTGOMERY
I hereby certify this instrument was filed in
File Number Sequence on the date and at the time
stamped herein by me and was duly RECORDED in
the Official Public Records of Real Property at
Montgomery County, Texas.

JAN 26 2010



Mark Turnbull
County Clerk
Montgomery County, Texas

300 West Davis, Ste 570
Montro TX 77301