

**CROWN OAKS PROPERTY OWNERS' ASSOCIATION**  
**REGULATION OF STANDBY ELECTRIC GENERATORS**

STATE OF TEXAS                    §  
   §  
COUNTY OF MONTGOMERY       §

WHEREAS, Crown Oaks Property Owners' Association (the "Association"), is the governing entity for the Crown Oaks Subdivision Sections 1 – 4, in Montgomery County, Texas, according to the maps or plats thereof recorded in the Map Records of Montgomery, Texas, as follows:

- Crown Oaks, Section 1, under Cabinet L, Sheets 181-184;
  - Crown Oaks, Section 2, under Cabinet Q, Sheets 39-40 and partially re-platted under Cabinet Z, Sheet 1442;
  - Crown Oaks, Section 3, under Cabinet S, Sheets 30-35;
  - Crown Oaks, Section 4, under Cabinet T, Sheets 51-55, (collectively, the "Subdivision");
- and

WHEREAS, Chapter 202 of the Texas Property Code (the "Code") was amended effective June 15, 2019 to add Section 202.019, that requires the Association to allow standby electric generators and authorizes the Association to regulate such items; and

WHEREAS, the Board of Directors of the Association desires to regulate standby electric generators by establishing regulations and guidelines relating to such items in compliance with the Code and pursuant to the authority granted to the Board of Directors by the provisions of both the Code and the Declaration of Covenants, Conditions and Regulations for each Section of Crown Oaks; and

WHEREAS, this Dedicatory Instrument consists of Restrictive Covenants as defined by Texas Property Code §202.001, et. seq, and the Association may exercise discretionary authority with respect to these Restrictive Covenants; and

WHEREAS, to the extent the regulations contained herein conflict with any previously existing Rules, Regulations or Architectural Guidelines of the Association, the regulations contained herein control;

NOW, THEREFOR, pursuant to the foregoing and as evidenced by the Certification hereto, the Association hereby adopts the following regulations:

Standby Electric Generators (SEG) are permitted to the extent required by § 202.019 of the Texas Property Code, subject to the following regulations, which shall be applied and enforced:

- 1) The owner shall first apply to and receive written approval from the Association prior

to installation of any SEG permitted by 202.019 that will be located outside of the main residential structure on the property in the same manner as all other submissions for approval or improvements to property.

- 2) The SEG must be installed and maintained in compliance with the manufacture's specifications and applicable governmental health, safety, National Fire Protection Association (NFPA), National Electric Code (NEC) electrical and applicable building codes.
- 3) All electrical, plumbing, and fuel line connections for the SEG shall be installed and maintained only by licensed contractors and all electrical connections must installed in accordance with applicable governmental health, safety, NFPA, NEC electrical and applicable building codes.
- 4) All natural gas, diesel fuel, biodiesel fuel, or hydrogen fuel line connections for the SEG shall be installed and maintained in accordance with applicable governmental health, safety, NFPA, NEC electrical and applicable building codes.
- 5) All liquid petroleum gas fuel line connections shall be installed and maintained in accordance with rules and standards promulgated and adopted by the Railroad Commission of Texas and other applicable governmental health, safety, NFPA, NEC electrical and applicable building codes.
- 6) All non-integral standby electric generator fuel tanks for the SEG shall be installed and maintained to comply with applicable municipal zoning ordinances and governmental health, safety, NFPA, NEC electrical, and applicable building codes.
- 7) The SEG shall not be used to generate all or substantially all of the electrical power to the residence, 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.
- 8) The SEG shall not be located in front of the house and shall be placed in a location submitted to and approved by the Association and complies to NFPA requirements.
- 9) The SEG shall not be located on property owned or maintained by the Association or owned in common by the Association.

This Policy Resolution was adopted by the Board of Directors on August 29, 2024 by unanimous vote at the open regular meeting of the Board of Directors for which prior notice was given to the Association members.



Christopher T. Carlson  
President, COPOA