

**LAKWOOD PARK TWO HOMEOWNERS ASSOCIATION, INC.
GUIDELINES FOR RAINWATER RECOVERY SYSTEMS**

STATE OF TEXAS
COUNTY OF HARRIS

§
§
§

KNOW ALL PERSONS BY THESE PRESENTS:

The LAKWOOD PARK TWO HOMEOWNERS ASSOCIATION, INC. (“Association”) is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the various sections of the community (referred to collectively as “Declarations”); and

Chapter 202 of the Texas Property Code was amended effective September 1, 2011, to amend Section 202.007(d) (“Section 202.007”) dealing with rain barrels and rainwater harvesting systems (referred to collectively as “Rainwater Recovery Systems” or “Systems”); and

The Board of Directors of the Association (“Board”) has determined that in connection with maintaining the aesthetics and architectural harmony of the community, and to provide clear and definitive guidance regarding the installation and maintenance of Rainwater Recovery Systems, it is appropriate for the Association to adopt guidelines regarding Rainwater Recovery Systems.

The Board has duly adopted the following *Guidelines for Rainwater Recovery Systems* within the community.

Written Approval Required:

1. Rainwater Recovery Systems may be installed with advance written approval of the Residential Review Committee subject to these guidelines.

Installation Location of Rainwater Recovery Systems:

2. All such Systems must be installed on land owned by the property owner. No portion of the Systems may encroach on adjacent properties or common areas.
3. All such Systems must be installed in the property owner’s fenced yard or patio and screened from public view.
4. **Rainwater Recovery Systems may not be installed in any location described below:**
 - a) **in any location other than the Owner’s property; or**
 - b) **in any location owned or maintained by Lakewood Park Two Homeowners Association, Inc.; or**
 - c) **in any location owned in common by members of the Association.**
5. Other than gutters and downspouts conventionally attached to a dwelling or appurtenant structure, all components of the Systems, such as tanks, barrels, filters, pumps, motors, pressure tanks, pipes and hoses, must be substantially screened from public view from any street or common area. Screening may be accomplished by placing the Rainwater Recovery System behind a solid fence, a structure or vegetation; or

6. A Rainwater Recovery Systems may not be placed in a location visible from public view from any street or common area, unless it is economically infeasible. It is economically infeasible if installing the rain barrels out of public view will increase the price of the system by 25% or more. If it is not economically feasible to completely screen the Rainwater Recovery System from public view, then the following guidelines apply:
 - a) The rainwater recovery system must be a color that matches and compliments the dwelling and the structure to which it is attached.
 - b) The rainwater recovery system must be decorative. Photographic examples of acceptable barrels are shown below.
 - c) If the property owner determines that it is economically infeasible to completely hide a rain barrel from public view. The property owner must submit 1) color photographs of the proposed rain barrel, 2) the proposed location and 3) an estimate showing a difference in cost between installation out of public view and installation in public view to be greater than 25% to the Architectural Control Committee.
7. The following are examples of barrels the Architectural Control Committee might allow within public view:



8. Overflow lines from the Systems must not be directed onto or adversely affect adjacent properties or common areas.

Safety and Maintenance:

9. Inlets, ports, vents and other openings must be sealed or protected with mesh to prevent children, animals and debris from entering the barrels, tanks or other storage devices. Open top storage containers are not allowed, however, where space allows and where appropriate, Architectural Control Committee approved ponds may be used for water storage.
10. Harvested water must be used and not allowed to become stagnant, become a breeding ground for mosquitos or a threat to health.
11. All Systems must be maintained in good repair. Unused Systems should be drained and disconnected from the gutters. Any unused Systems in public view must be removed from public view from any street or common area.

The guidelines are effective upon recordation in the Public Records of Harris County, and supersede any guidelines for rainwater recovery systems which may have previously been in effect. Except as affected by Section 202.007 and/or by these guidelines, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.

I, the undersigned, being he President/Secretary of Lakewood Park Two Homeowners Association, Inc., hereby certify that the foregoing resolution was adopted by at least a majority of the Association's Board of Directors. Approved and adopted by the Board on this _____ day of _____ 2012.

_____, Secretary of
LAKEWOOD PARK TWO HOMEOWNERS
ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

Before me, the undersigned authority, on this day personally appeared _____, Secretary of LAKEWOOD PARK TWO HOMEOWNERS ASSOCIATION, INC., a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2012.

Notary Public, State of Texas

[Notarial Seal]

Printed Name

My commission expires: _____