Serenity Pines

SERENITY PINES RESIDENTIAL ASSOCIATION, INC.
RAIN BARREL POLICY

STATE OF TEXAS §
§
COUNTY OF LIBERTY §

I. PURPOSE

The purpose of this Rain Barrel Policy (this "***Policy***") is to provide guidance regarding the installation of rain barrels pursuant to Texas Property Code Section 202.007(d). The Board of Directors (the "***Board***") of Serenity Pines Residential Association, Inc., a Texas nonprofit corporation (the "***Association***") has determined that it is in the best interest of the Association to establish this Policy concerning the installation of rain barrels on property subject to its jurisdiction.

II. APPLICABILITY AND AUTHORITY

The property encumbered by this Policy is that property restricted by the Declaration of Covenants, Conditions, and Restrictions for Serenity Pines (Residential Property), recorded under Clerk's File No. 2026022712 in the Official Public Records of Liberty County, Texas, as same has been and may be amended from time to time (the "***Declaration***"), and any other property which has been and may be subsequently annexed into Serenity Pines and made subject to the authority of the Association.

Reference is made to the Declaration for all purposes. Unless otherwise set forth in this Policy, the capitalized terms used in this Policy are defined in the same manner as set forth in the Declaration and the interpretation provision set forth in the Declaration applies to this Policy, which definitions and interpretation provision are incorporated in this Policy for all purposes by this reference.

Any reference made in this Policy to approval by the Architectural Review Committee (the "***ARC***"), means prior written approval by the ARC.

Pursuant to the Dedicatory Instruments governing the Property, the Board is vested with the authority to adopt policies, rules, and guidelines.

Pursuant to the authority granted in Section 202.007(d) of the Texas Property Code, the Board adopts this Policy, which runs with the land and is binding on all Owners and Lots within

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the Property. The provisions of this Policy are in addition to any other applicable guidelines, rules, or policies. This Policy is effective upon the recording of same. After the effective date, in the event of a conflict between the terms of this Policy and any previously adopted guidelines, rules, or policies addressing the subjects contained in this Policy, this Policy will control.

Invalidation of any one or more of the covenants, conditions, restrictions, or provisions contained in this Policy will in no way affect any one of the other covenants, conditions, restrictions, or provisions of this Policy, which remain in full force and effect.

III. RAIN BARREL POLICY

An application must be submitted for review by the ARC, and formal written approval from the ARC is required before installation may begin.

A. RAIN BARRELS

1. Prohibited Rainwater Harvesting Systems/Rain Barrels:

Rainwater harvesting systems or rain barrels (collectively referred to as "***Rain Barrels***") are prohibited in the following circumstances:

a. Rain Barrels that are located on property owned by the Association;

b. Rain Barrels that are located on property that is owned in common by the Members of the Association;

c. Rain Barrels that are located between the front of the Owner's Dwelling and an adjoining or adjacent street;

d. Rain Barrels that are of a color not consistent with the color scheme of the Dwelling; and

e. Rain Barrels that display language or content other than the manufacturer's typical display.

2. Rain Barrels Located in Areas Visible from a Street, Lot, or Common Area:

Rain Barrels that are located on the side of a Dwelling or at any other location that is visible from a street, another Lot, or a Common Area must comply with the following:

a. Rain Barrels must have adequate screening, as determined by the ARC;

b. Only commercial and professional grade Rain Barrels are permitted;

c. All Rain Barrels must be fully enclosed and have a proper screen or filter to prevent mosquito breeding and harboring; and

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d. Rain Barrels may not create unsanitary conditions or be of nuisance to any neighboring properties.

B. ARC APPROVAL

An applicant's submission of plans must include a completed application for ARC review and a site plan showing the proposed location of the improvement, along with pictures showing the location of the modification and the manufacturer's brochures or a sample of material, if applicable. The color of the materials being used in relation to the Dwelling color, the visibility from public streets and neighboring properties or Common Areas, and any noise created are of specific concern to the Association and the ARC.

Any installation not in compliance with this Policy is considered a violation of the Dedicatory Instruments governing the Property.

This Policy does not apply to property that is owned or maintained by the Association.

[SIGNATURE PAGE FOLLOWS]

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CERTIFICATION

I certify that, as President of Serenity Pines Residential Association, Inc., a Texas nonprofit corporation, the foregoing Rain Barrel Policy was approved on the 19th day of August, 2026, at a meeting of the Board of Directors at which a quorum was present.

DATED, this the 19 day of August, 2026.

Serenity Pines Residential Association, Inc.,
a Texas nonprofit corporation

By: _____
Print Name: Kevin Campbell
Title: President

STATE OF TEXAS §
§
COUNTY OF Liberty §

BEFORE ME, on this day personally appeared Kevin Campbell, the President of Serenity Pines Residential Association, Inc., a Texas nonprofit corporation, known by me to be the person whose name is subscribed to this instrument, and acknowledged to me that s/he executed the same for the purposes and in the capacity stated in this instrument, and as the act and deed of said corporation.

Given under my hand and seal this the 19th day of August, 2026.

SANDRA LOPEZ MARTINS NOTARY PUBLIC STATE OF TEXAS ID 125675759 EXP. 07-31-2030

_____
Notary Public – State of Texas

After Recording Return To:
Lisa L. Gambrell
Rida J. Sarwar
Roberts Markel Weinberg Butler Hailey PC
2800 Post Oak Blvd., 57th Floor
Houston, Texas 77056

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THE STATE OF TEXAS
COUNTY OF LIBERTY

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Liberty County, Texas.

2026025967 NOT
08/25/2026 10:29:08 AM Total Fees: $37.00

Lee Haidusek Chambers,County Clerk
Liberty County, Texas