Serenity Pines

SERENITY PINES RESIDENTIAL ASSOCIATION, INC.

STANDBY ELECTRIC GENERATOR POLICY

STATE OF TEXAS §
§
COUNTY OF LIBERTY §

I. PURPOSE

The purpose of this Standby Electric Generator Policy (this "***Policy***") is to provide guidance regarding the installation and operation of standby electric generators pursuant to Texas Property Code Section 202.019. The Board of Directors (the "***Board***") of the 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 standby electric generators 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 202.019 of the Texas Property Code, the Board

Copyright © 2026 by Roberts Markel Weinberg Butler Hailey PC, all rights reserved. This Policy may be used only in connection with the Serenity Pines development and the operation of the Serenity Pines Residential Association, Inc.

adopts this Policy, which runs with the land and is binding on all Owners and Lots within 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. STANDBY ELECTRIC GENERATOR POLICY

A. DEFINITIONS

For purposes of this Policy, "***Standby Electric Generator***" means a device that converts mechanical energy to electrical energy and is:

1. Powered by natural gas, liquefied petroleum gas, diesel fuel, biodiesel fuel, or hydrogen;

2. Fully enclosed in an integral manufacturer-supplied sound attenuating enclosure;

3. Connected to the main electrical panel of a residence by a manual or automatic transfer switch; and

4. Rated for a generating capacity of not less than 7 kilowatts.

B. PARAMETERS FOR APPROVAL

The installation and operation of permanently installed Standby Electric Generators are permitted, subject to approval by the ARC, under the following parameters:

1. Standby Electric Generators must be installed and maintained in compliance with:

   (a) the manufacturer's specifications; and

   (b) applicable governmental health, safety, electrical, and building codes;

2. All electrical, plumbing, and fuel line connections for Standby Electric Generators must be installed only by licensed contractors;

3. All electrical connections for Standby Electric Generators must be installed in accordance with applicable governmental health, safety, electrical, and building codes;

4. All natural gas, diesel fuel, biodiesel fuel, or hydrogen fuel line connections for

Copyright © 2026 by Roberts Markel Weinberg Butler Hailey PC, all rights reserved. This Policy may be used only in connection with the Serenity Pines development and the operation of the Serenity Pines Residential Association, Inc.

Standby Electric Generators must be installed in accordance with applicable governmental health, safety, electrical, and building codes;

5. All liquefied petroleum gas fuel line connections for Standby Electric Generators must be installed in accordance with rules and standards promulgated and adopted by the Railroad Commission of Texas and other applicable governmental health, safety, electrical, and building codes;

6. Nonintegral Standby Electric Generator fuel tanks must be installed and maintained to comply with applicable municipal zoning ordinances and governmental health, safety, electrical, and building codes;

7. All Standby Electric Generators and their electrical lines and fuel lines must be maintained in good condition;

8. Any deteriorated or unsafe component of a Standby Electric Generator, including electrical or fuel lines, must be repaired, replaced, or removed, as appropriate;

9. A Standby Electric Generator must be screened if it is:

   (a) visible from the street that the residence faces;

   (b) located in an unfenced side or rear yard of a residence and visible either from an adjoining residence or from adjoining property owned by the Association; or

   (c) located in a side or rear yard fenced by a wrought iron or residential aluminum fence and visible through the fence either from an adjoining residence or from adjoining property owned by the Association;

10. Periodic testing of Standby Electric Generators should be in accordance with the manufacturer's recommendations and must occur between the hours of 10:00 a.m. and 4:00 p.m.; and

11. The preferred location for Standby Electric Generators is:

   (a) at the side or back plane of the home;

   (b) outside of any easements located upon such Lot; and

   (c) outside of all side setback lines for such Lot.

However, in the event that the foregoing preferred location either (i) increases the cost of installing the Standby Electric Generator by more than 10%, or (ii) increases the cost of installing and connecting the electrical and fuel lines for the Standby Electric Generator by more than 20%, then the Standby Electric Generator will be

Copyright © 2026 by Roberts Markel Weinberg Butler Hailey PC, all rights reserved. This Policy may be used only in connection with the Serenity Pines development and the operation of the Serenity Pines Residential Association, Inc.

located on the Lot in a position that complies as closely as possible with the preferred location without violating either (i) or (ii) noted above.

C. PROHIBITIONS

1. Standby Electric Generators may not be used to generate all or substantially all of the electrical power to a 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.

2. Owners are prohibited from locating Standby Electric Generators on property owned or maintained by the Association.

D. ARC APPROVAL

Owners are required to obtain written approval from the ARC prior to the installation of a Standby Electric Generator. The submission of plans must include a completed application for ARC review, a site plan showing the proposed location of the Standby Electric Generator, the type of screening to be used (if required as noted in Section B), and a copy of the manufacturer's brochures. The Association may not withhold approval of a Standby Electric Generator if the proposed installation meets or exceeds the provisions set forth in Section B.

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

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

[SIGNATURE PAGE FOLLOWS]

Copyright © 2026 by Roberts Markel Weinberg Butler Hailey PC, all rights reserved. This Policy may be used only in connection with the Serenity Pines development and the operation of the Serenity Pines Residential Association, Inc.

CERTIFICATION

I certify that, as President of the Serenity Pines Residential Association, Inc., a Texas nonprofit corporation, the foregoing Standby Electric Generator 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 19th day of August, 2026.

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

By: Kevin Campbell
Print Name: Kevin Campbell
Title: President

STATE OF TEXAS §
§
COUNTY OF Liberty §

BEFORE ME, on this day personally appeared Kevin Campbell, the President of the 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 Please Return To:
Lisa L. Gambrell
Rida J. Sarwar
Roberts Markel Weinberg Butler Hailey PC
2800 Post Oak Blvd., 57th Floor
Houston, Texas 77056

Copyright © 2026 by Roberts Markel Weinberg Butler Hailey PC, all rights reserved. This Policy may be used only in connection with the Serenity Pines development and the operation of the Serenity Pines Residential Association, Inc.

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.

2026025966 NOT
08/25/2026 10:29:08 AM Total Fees: $41.00

Lee Haidusek Chambers,County Clerk
Liberty County, Texas