

SHAVANO ROGERS RANCH CROSTIMBER
HOMEOWNERS ASSOCIATION, INC.

RAINWATER RECOVERY SYSTEMS POLICY

SCANNED

This Rainwater Recovery Systems Policy ("Policy") setting forth the policy of the Shavano Rogers Ranch Crosstimber Homeowners Association, Inc. (the "Association") in connection with the construction, installation and maintenance of a Rainwater Recovery System and for establishment of a Rainwater Recovery Systems Policy was duly adopted by the Board of Directors of the Association on the 19th day of JANUARY 2012.

This Policy is adopted under the requirements of Section 202.007(d), TEXAS PROPERTY CODE ("TPC 202.007(d)") for the adoption of a policy for the regulation of construction, installation and maintenance of a Rainwater Recovery System by an owner or resident at the owner's or resident's dwelling located within the boundaries of Rogers Ranch Crosstimber, San Antonio, Bexar County, Texas.

The Policy for Rainwater Recovery Systems within Rogers Ranch Crosstimber is as follows:

1. DEFINITION. For the purposes herein, the term "Rainwater Recovery System" shall refer to a combination of components designed to capture, divert and store rainwater from a catchment surface of a structure located on an owner's or resident's property located within Rogers Ranch Crosstimber. The term shall include all rainwater harvesting systems whether commercially manufactured or homemade.
2. PRIOR SUBMITTAL. No Rainwater Recovery System may be installed without the prior approval of the Association. Any owner or resident desiring to install a Rainwater Recovery System, must submit a written request to the Association Architectural Control Committee for approval prior to the commencement of construction or installation. Submittal forms can be obtained from the management company as found on the website at www.ams-sa.com or under the most current management certificate filed of record in the Official Public Records of Bexar County, Texas. Failure to submit may result in the owner or resident having to modify, relocate or remove the unapproved Rainwater Recovery System at Owner's or resident's expense.

The Association Architectural Control Committee may withhold approval if the owner or resident does not comply with the requirements of this policy or otherwise comply with TPC 202.007(d); as it may be amended, restated or replaced from time to time, or if the Association Architectural Control Committee determines in writing that placement of the device as

proposed by the property owner or resident violates the terms of this policy.

3. APPROVED LOCATIONS. Subject to the following requirements, an owner or resident shall be allowed to place a Rainwater Recovery System:

- A. On land owned by the property owner and/or occupied by the resident. No portion of the Rainwater Recovery System may encroach on adjacent properties or common areas.
- B. Other than gutters and downspouts conventionally attached to a dwelling or a pertinent structure, all components of the Rainwater Recovery System, 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:
 - i. placement behind an approved solid fence, an approved structure or vegetation; or
 - ii. by burying the tanks or barrels so they are not visible; or
 - iii. by placing equipment in an outbuilding otherwise approved by the Association Architectural Control Committee.
- C. A rain barrel may be placed in a location minimally visible from public view from any street or common area only if the configuration of the guttering system on the structure precludes screening as described above with the following restrictions:
 - i. the holding tank must not exceed 40 gallons; and
 - ii. the holding tank must be installed in close proximity to the structure on a concrete base with the guttering down spout leading directly to the holding tank inlet at a substantially vertical angle; and
 - iii. the holding tank must be fully painted in a single color to blend with the adjacent structure; and
 - iv. any hose or outlet must be stored in a non-visible area except when the hose or outlet is in use; and

- v. the determination of "minimal visibility" shall be at the sole discretion of the Association Architectural Control Committee.

D. Over flow lines from the holding tank must be non-visible and may not be directed onto or adversely affect adjacent properties or common areas.

4. MAINTENANCE AND OPERATION. The Rainwater Recovery System must be maintained in good working order. In the event the Rainwater Recovery System should become inoperable, owner or resident must remove the Rainwater Recovery System immediately. All inlets, ports, vents, and other openings must be sealed or protected with mesh to prevent children, animals and debris from entering the holding tank or other storage device. Open top storage containers are not allowed. Harvested water must be used and not allowed to become stagnant or a threat to the health, safety or welfare of the community.

A. The Rainwater Recovery System must not display any language or other content that is not typically displayed by such a Rainwater Recovery System as it is manufactured.

B. The Rainwater Recovery System must be installed in compliance with manufacturer's instruction. If requested by the Association Architectural Control Committee, owner or resident will provide installation specifications from the manufacturer.

5. EFFECTIVE DATE. These guidelines are effective upon recordation in the Public Records of Bexar County, Texas and supersede any guidelines for a Rainwater Recovery Systems which may have previously been in effect. Except as affected by TPC 202.007(d) 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.

CERTIFICATE OF OFFICER

I hereby certify as PRESIDENT of the Shavano Rogers Ranch Crosstimber Homeowners Association, Inc. that the foregoing Rainwater Recovery Systems Policy was approved at a regularly scheduled meeting of the Board of Directors on the 19th day of JANUARY, 2012, in which a quorum was present. I further certify as PRESIDENT of the Shavano Rogers Ranch Crosstimber Homeowners Association, Inc. that pursuant to Section 202.006, TEXAS PROPERTY CODE, the foregoing Rainwater Recovery Systems Policy is a dedicatory instrument that applies to the operation of Rogers Ranch Crosstimber, a community of subdivisions in San Antonio, Bexar County, Texas.

Signed this 23rd day of JANUARY, 2012.

By: [Signature]

Name: DONALD OROIAN

Its: PRESIDENT

Shavano Rogers Ranch Crosstimber
Homeowners Association, Inc.

STATE OF TEXAS

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COUNTY OF BEXAR

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Before me, the undersigned authority, on this day personally appeared DONALD OROIAN, PRESIDENT of the Shavano Rogers Ranch Crosstimber Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed in the capacity therein stated and as the act in deed of said Corporation.

Given under my hand and seal of office on the 23rd day of January, 2012.

Catherine P. Garcia
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

Eugene Patillo
Association Management Services
1600 N.E. Loop 410, Suite 202
San Antonio, Texas 78209



Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law
STATE OF TEXAS, COUNTY OF BEXAR
I hereby Certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

Doc# 20120017335 Fees: \$28.00
01/31/2012 11:52AM # Pages 4
Filed & Recorded in the Official
Public Records of BEXAR COUNTY
GERARD C. RICKHOFF COUNTY CLERK

JAN 31 2012



[Signature]
COUNTY CLERK BEXAR COUNTY, TEXAS