

Doc# 2011041725

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2011 Oct 05 10:18 AM

Deanna Wilson
Deanna Wilson, County Clerk
Fort Bend County Texas

Pages: 3 Fee: \$ 19.00

**CERTIFICATE OF ADOPTION
OF
RAINWATER HARVESTING SYSTEM GUIDELINES
OF
SHADOW CREEK RANCH MAINTENANCE ASSOCIATION**

WHEREAS, the Board of Directors (the "Board") of Shadow Creek Ranch Maintenance Association, a Texas non-profit corporation (the "Association") is charged with administering and enforcing those certain covenants, conditions, and restrictions contained in that certain instrument recorded in the office of the County Clerk of Brazoria County, Texas under Clerk's File No. 01042985, re-recorded under Brazoria County Clerk's File No. 01051825, recorded in the office of the County Clerk of Fort Bend County, Texas under Clerk's File No. 2001095077, re-recorded under Fort Bend County Clerk's File No. 2001111335, and recorded in the office of the County Clerk of Harris County, Texas under Clerk's File No. V361959, re-recorded under Harris County Clerk's File No. V472436, as said instrument has been or may be amended or supplemented from time to time, encumbering the Shadow Creek Ranch community; and

WHEREAS, Chapter 202 of the Texas Property Code was amended effective September 1, 2011, to add Section 202.007(d)(6) and 202.00(d)(7) (collectively "Section 202.007(d)") thereto; and

WHEREAS, Section 202.007(d) allows a property owners' association to adopt and enforce rules and regulations regarding rain barrel or rainwater harvesting systems (herein called "Rainwater Harvesting System" or "Rainwater Harvesting Systems"); and

WHEREAS, the Board has determined that in connection with providing rules and regulations regarding Rainwater Harvesting Systems, it is appropriate for the Association to adopt guidelines regarding Rainwater Harvesting Systems; and

WHEREAS, the By-Laws of the Association provides that a majority of the number of Directors shall constitute a quorum for the transaction of business and that the action of a majority of the Directors at a meeting at which a quorum is present is the action of the Board; and

WHEREAS, the Board held a meeting on September 13, 2011, at which at least a majority of the Directors were present and duly passed guidelines regarding Rainwater Harvesting Systems described herein below (the "Rainwater Harvesting System Guidelines").

NOW, THEREFORE, to give notice of the matters set forth herein, the undersigned, being the President of the Association, does hereby certify that at a meeting of the Board held on September 13, 2011, at which at least a majority of the Directors were present, the Board duly adopted the Rainwater Harvesting System Guidelines. The Rainwater Harvesting System Guidelines are effective upon recordation of this Certificate in the Official Public Records of Harris, Brazoria and Fort Bend Counties, Texas, and supersede any guidelines regarding Rainwater Harvesting Systems which may have previously been in effect for the Shadow Creek Ranch community. The Rainwater Harvesting System Guidelines are as follows:

Rainwater Harvesting Systems and all related equipment shall not be erected, constructed, placed, or permitted to remain on any lot or tract unless they strictly comply with the following minimum conditions:

- a. The Rainwater Harvesting System and any related equipment shall not be constructed or placed or permitted to remain on property owned by the Association or between the front of the property owner's home or structure and an adjoining or adjacent street.
- b. The color of the Rainwater Harvesting System and related equipment must be consistent with the color scheme of the property owner's house or structure.
- c. No advertising slogans, logo, printing or illustration shall be permitted upon the Rainwater Harvesting System or related equipment, other than the standard logo, printing or illustration which may be included by the applicable manufacturer for the Rainwater Harvesting System or any related equipment.
- d. To the extent that the Rainwater Harvesting System and any related equipment is located on the side of the house or structure or at any other location that is visible from a street, the size, type, and shielding of, and the materials used in the construction must be submitted to the Association's Architectural Control Committee for prior written approval.
- e. Any Rainwater Harvesting System or related equipment installed hereunder shall be installed in a manner that complies with all applicable laws and regulations and manufacturer's instructions.

EXECUTED on the date of the acknowledgement set forth herein below, to be effective as set forth above.

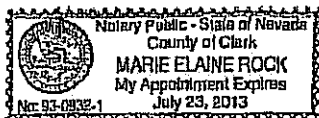
SHADOW CREEK RANCH MAINTENANCE
ASSOCIATION, a Texas non-profit corporation

By:

Gary W. Cook
Gary Cook, President

THE STATE OF Nevada §
COUNTY OF Clark §

This instrument was acknowledged before me on 9/23, 2011, by Gary Cook, President of Shadow Creek Ranch Maintenance Association, a Texas non-profit corporation, on behalf of said corporation.



Marie Elaine Rock
Notary Public, State of Nevada

WHEN RECORDED, RETURN TO:

Sarah Ann Powers
Hoover Slovacek LLP
5847 San Felipe, Suite 2200
Houston, Texas 77057
File No. 351074-02

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e-Recording
Doc# 2011041725
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10/11/2011 14:18:09 PM
Official Public Records of
BRAZORIA COUNTY
JOYCE HUDMAN
COUNTY CLERK
Fees 24.00

Joyce Hudman

20110429476
Pages 5
10/12/2011 09:28:58 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees 28.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or
use of the described real property because of color or
race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Stan Stanart

COUNTY CLERK
HARRIS COUNTY, TEXAS