PI2-20120015730-3

SHAVANO CREEK HOMEOWNERS ASSOCIATION, INC.
GUIDELINES FOR RAINWATER RECOVERY SYSTEMS

STATE OF TEXAS *
*
COUNTY OF BEXAR *

KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS, the SHAVANO CREEK 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

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

WHEREAS, 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 therein, it is appropriate for the Association to adopt guidelines regarding Rainwater Recovery Systems.

NOW, THEREFORE, the Board has duly adopted the following *Guidelines for Rainwater Recovery Systems* within the community.

1. Rainwater Recovery Systems may be installed with advance written approval of the Shavano Creek Architectural Control Committee subject to these guidelines.

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. 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 by:

   a. placement behind a solid fence, a structure or vegetation; or

   b. by burying the tanks or barrels; or

   c. by placing equipment in an outbuilding otherwise approved by the Shavano Creek Architectural Control Committee.

4. A rain barrel may be placed in a location 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:

   a. the barrel must not exceed ~~55~~ 120 gallons; and

2

b. the barrel must be installed in close proximity to the structure on a level base with the guttering downspout leading directly to the barrel inlet at a substantially vertical angle; and

c. the barrel must be fully painted in a single color to blend with the adjacent home or vegetation; and

d. any hose attached to the barrel discharge must be neatly coiled and stored behind or beside the rain barrel in the least visible position when not in use.

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

6. 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, the Shavano Creek Architectural Control Committee approved ponds may be used for water storage.

7. Harvested water must be used and not allowed to become stagnant or a threat to health.

8. 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 Bexar 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 the guidelines, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.

Approved and adopted by the Board on this 19th day of Jan 2012.

Dick Zucker,
President
SHAVANO CREEK HOMEOWNERS ASSOCIATION, INC.

STATE OF TEXAS *
*
COUNTY OF BEXAR *

Before me, the undersigned authority, on this day personally appeared Dick Zucker, President of the SHAVANO CREEK 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 19th day of January 2012.

MARY SCHWOPE
Notary Public, State of Texas
My Commission Expires
September 03, 2014

[Notarial Seal]

Mary Schwope
Notary Public, State of Texas

Mary Schwope
Printed Name

My commission expires: 9-3-14

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:

JAN 27 2012

COUNTY CLERK BEXAR COUNTY, TEXAS

AFTER RECORDING RETURN TO:
SHAVANO CREEK HOMEOWNERS ASSOCIATION, INC
7613 Tezel Road
San Antonio, Texas 78250

Doc# 20120015730 Fees: $24.00
01/27/2012 3:28PM # Pages 3
Filed & Recorded in the Official Public Records of BEXAR COUNTY
GERARD C. RICKHOFF COUNTY CLERK