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SUPPLEMENTAL NOTICE OF DEDICATORY INSTRUMENTS
for
STEINER RANCH MASTER ASSOCIATION, INC.

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

The undersigned, being the Authorized Representative of Steiner Ranch Master Association, Inc. (the "Association"), a property owner's association as defined in Section 202.001 of the Texas Property Code, hereby supplements those instruments entitled "Notice of Dedicatory Instruments for Steiner Ranch Master Association, Inc." and "Supplemental Notice of Dedicatory Instruments for Steiner Ranch Master Association, Inc." recorded in the Official Public Records of Real Property of Travis County, Texas under Clerk's File Nos. 2017066085 and 2017198995 ("Notice") which Notice was filed of record for the purpose of complying with Section 202.006 of the Texas Property Code.

Additional Dedicatory Instrument. In addition to the Dedicatory Instruments identified in the Notice, the following document is a Dedicatory Instrument governing the Association.

- **Standby Electric Generator Policy for Steiner Ranch Master Association, Inc.**

A true and correct copy of such Dedicatory Instrument is attached to this Supplemental Notice.

This Supplemental Notice is being recorded in the Official Public Records of Real Property of Travis County, Texas for the purpose of complying with Section 202.006 of the Texas Property Code. I hereby certify that the information set forth in this Supplemental Notice is true and correct and that the copy of the Dedicatory Instrument attached to this Supplemental Notice is a true and correct copy of the original.

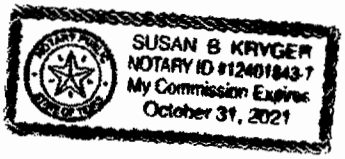
Executed on this 8th day of March, 2018.

STEINER RANCH MASTER ASSOCIATION, INC.

By: _____
Cliff Davis, Authorized Representative

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 8th day of March, 2018 personally appeared Cliff Davis, Authorized Representative of Steiner Ranch Master 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 purpose and in the capacity therein expressed.



Notary Public in and for the State of Texas

STANDBY ELECTRIC GENERATOR POLICY
for
STEINER RANCH MASTER ASSOCIATION, INC.

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

I, Naren Chilukuri, President of Steiner Ranch Master Association, Inc. (the "**Association**"), certify that at a meeting of the Board of Directors of the Association duly called and held on the 7th day of March, 2018, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following Standby Electric Generator Policy was approved by not less than a majority of the Board members in attendance.

RECITALS:

1. Section 202.019 of the Texas Property Code was enacted effective June 19, 2015 to address the installation and operation of standby electric generators.

2. The Board of Directors of the Association desires to adopt a policy relating to the installation and operation of standby electric generators on Lots in the Subdivision consistent with Section 202.019 of the Texas Property Code.

WITNESSETH:

The following sets forth the policy of the Association regarding the installation and operation of standby electric generators.

Section 1. Definitions. Capitalized terms used in this policy have the following meanings:

1.01. Association – Steiner Ranch Master Association, Inc.

1.02. Declaration – That certain instrument entitled "Master Declaration of Covenants, Conditions and Restrictions for Steiner Ranch" recorded in the Official Public Records of Real Property of Travis County, Texas in Volume 13008, Page 0756, *et seq.*, as amended and supplemented.

1.03. Master Architectural Committee or **MAC** – The Master Architectural Committee of the Association as established by the Declaration.

1.04. Residential Dwelling – The single family residential dwelling situated on a Lot.

1.05. Standby Electric Generator – A device that converts mechanical energy to electrical energy and is:

a. powered by natural gas, liquefied petroleum gas, diesel fuel, biodiesel fuel, or hydrogen;

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b. fully enclosed in an integral manufacturer-supplied sound attenuating enclosure;

c. connected to the main electrical panel of the Residential Dwelling by a manual or automatic transfer switch; and

d. rated for generating capacity of not less than seven (7) kilowatts.

1.06. Subdivision – Any and all Property subject to the Declaration through the filing of a Notice of Applicability in accordance with the Declaration. Steiner Ranch consists of numerous Development Areas and Phases all which are located in Travis County, Texas as more particularly described the Notices of Applicability and in the Management Certificate for the Association recorded in the Official Public Records of Real Property of Travis County, Texas.

Other capitalized terms used in this policy have the same meanings as that ascribed to them in the Declaration.

Section 2. MAC Approval, Requirements, and Screening.

2.01. MAC Approval. The Declaration requires an Owner to submit an application for a proposed exterior improvement on the Owner's Lot and obtain the written approval of the application from the MAC prior to installation or construction. Accordingly, a Standby Electric Generator may not be installed on a Lot unless an application therefor is first submitted to and approved in writing by the MAC as to compliance with the provisions of this policy. The submission of plans must include a completed application for MAC review, a site plan showing the proposed location of the Standby Electric Generator, the type of screening to be used (if required as provided in Section 2.03., below), and a copy of the manufacturer's brochures. The MAC may not withhold approval of a Standby Electric Generator if the proposed installation meets or exceeds the provisions set forth in Section 2.02., below, and, if visible as provided in Section 2.03., below, the Standby Electric Generator is screened in the manner required by the MAC.

2.02. Requirements. The installation and operation of a permanent Standby Electric Generator on a Lot is permitted, subject to the prior written approval of the MAC and compliance with the following requirements:

a. a Standby Electric Generator must be installed and maintained in compliance with the manufacturer's specifications and applicable governmental health, safety, electrical, and building codes;

b. all electrical, plumbing, and fuel line connections for a Standby Electric Generator must be installed by a licensed contractor;

c. all electrical connections for a Standby Electric Generator must be installed in accordance with applicable governmental health, safety, electrical, and building codes;

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d. all natural gas, diesel fuel, biodiesel fuel, or hydrogen fuel line connections for a Standby Electric Generator must be installed in accordance with applicable governmental health, safety, electrical, and building codes;

e. all liquefied petroleum gas fuel line connections for a Standby Electric Generator 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;

f. a nonintegral Standby Electric Generator fuel tank must be installed and maintained to comply with applicable municipal zoning ordinances and governmental health, safety, electrical, and building codes;

g. a Standby Electric Generator and all electrical lines and fuel lines relating to the Standby Electric Generator must be maintained in good condition;

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

i. periodic testing of a Standby Electric Generator must be in accordance with the manufacturer's recommendations, and may occur not more than once a week on a day other than a Sunday, between the hours of 10:00 a.m. and 4:00 p.m.; and

j. the preferred location of a Standby Electric Generator is:

   i. at the side or rear plane of the Residential Dwelling;
   ii. outside (not within) any easement applicable to the Lot;
   iii. outside (not within) the side setback lines applicable to the Lot.

However, in the event the preferred location either (i) increases the cost of installing the Standby Electric Generator by more than ten percent (10%) or (ii) increases the cost of installing and connecting the electrical and fuel lines for the Standby Electric Generator by more than twenty percent (20%), the Standby Electric Generator may be located on the Lot in a position that complies as closely as possible with the preferred location without violating either (i) or (ii) herein.

2.03. Screening. If a Standby Electric Generator is:

a. visible from the street in front of the Residential Dwelling on the Lot on which it is located,

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b. located in an unfenced side or rear yard of the Lot and is visible either from an adjoining Lot or from adjoining property owned by the Association, or

c. located in a side or rear yard of the Lot that is fenced by a wrought iron fence or residential aluminum fence and is visible through the fence either from an adjoining Lot or from adjoining property owned by the Association,

the Owner is required to screen the Standby Electric Generator by evergreen landscaping or in another reasonable manner, as determined by the MAC.

Section 3. Prohibitions.

3.01. Non-Payment for Utility Service. A Standby Electric Generator may not be used to generate all or substantially all of the electrical power to a Residential Dwelling, except when utility-generated electrical power to the Residential Dwelling is not available or is intermittent due to causes other than non-payment for utility service to the Residential Dwelling.

3.02. Property Owned by the Association. No Owner may install or place a Standby Electric Generator on property owned or maintained by the Association.

Section 4. Non-Compliance. The installation of a Standby Electric Generator that is not in compliance with the provisions of this Standby Electric Generator Policy will be considered a violation of the dedicatory instruments governing the Subdivision.

Section 5. Property Owned or Maintained by the Association. This Standby Electric Generator Policy does not apply to property that is owned or maintained by the Association.

I hereby certify that this Standby Electric Generator Policy was approved by the Board of Directors of the Association on the date set forth above and now appears in the books and records of the Association. This Standby Electric Generator Policy is effective as of the date of recording in the Official Public Records of Real Property of Travis County, Texas.

STEINER RANCH MASTER ASSOCIATION, INC.

By: _____

Print Name: Naren Chilukuri

Its: President

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THE STATE OF TEXAS §
§
COUNTY OF Travis §

BEFORE ME, the undersigned notary public, on this 7 day of March, 2018 personally appeared Karen Chilukuri, President of Steiner Ranch Master Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and in the capacity therein expressed.

JOANNA KAYE MORGAN
Notary Public, State of Texas
Comm. Expires 12-02-2019
Notary ID 124234863

Notary Public in and for the State of Texas

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FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS
March 08 2018 09:35 AM
FEE: $ 54.00 **2018034664**