

The Hidden Lakes Master Association, Inc.
GUIDELINES FOR RAINWATER RECOVERY SYSTEMS

STATE OF TEXAS

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COUNTY OF TARRANT

KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS Association Name ("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"); and

WHEREAS, the Board of Directors ("Board") of the Association 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 approval of the Master Architectural Control Committee ("ACC") subject to these guidelines.
2. All such systems must be installed on land owned by the property owner. No portion of the system 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 from public view from any street or common area. Screening may be accomplished by:
 - a. placement behind a solid fence, a structure or vegetation; or
 - b. by placing equipment in an outbuilding otherwise approved by the ACC.
4. Overflow lines from the systems must not be directed onto or adversely affect adjacent properties or common areas.
5. Inlets, ports, vents and other openings must be sealed or protected with mesh to prevent children, animals and debris from entering the barrels, or other storage devices. Open top storage containers are not allowed.
6. Harvested water must be used and not allowed to become stagnant or a threat to health.
7. All systems must be maintained in good repair. Unused systems should be drained and removed promptly.

The guidelines are effective upon recordation in the Public Records of Tarrant 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 these 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 13 day of December 2013.

Todd C. Armand
Name of Board Member TODD C. ARMAND
Title SECRETARY
Association Name HIDDEN LAKE HOA

STATE OF TEXAS §
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COUNTY OF TARRANT §

Before me, the undersigned authority, on this day personally appeared Todd Armand, Secretary (title), of Association Name, 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 13 day of December, 2013.



Kimberly D Jones
Notary Public, State of Texas
Kimberly D Jones
Printed Name
My commission expires: 7-23-17

AFTER RECORDING RETURN TO:
FirstService Residential
3102 Oak Lawn Avenue, Suite 202
Dallas, Texas 75219

MARY LOUISE GARCIA

COUNTY CLERK



100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

THE HIDDEN LAKES MASTER ASSOC INC
3102 OAK LAWN AVE STE 202
DALLAS, TX 75219

Submitter: THE HIDDEN LAKES MASTER
ASSOC INC

DO NOT DESTROY
WARNING - THIS IS PART OF THE OFFICIAL RECORD.

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Instrument #: D214032887

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PGS

\$20.00

By: _____

Mary Louise Garcia

D214032887

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.