

**Flying L Ranch Property Owners' Association, Inc.  
GUIDELINES FOR RAINWATER RECOVERY SYSTEMS**

STATE OF TEXAS §

COUNTY OF BANDERA §

WHEREAS, the Flying L Ranch Property Owners' Association, Inc., (hereinafter "Association"), is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the Declaration for the Association; and

WHEREAS, Chapter 202 of the Texas Property Code was amended effective September 1, 2011, to add Section 202.007 (Section 202.007"), thereto regarding the regulation of rainwater recovery systems, and;

WHEREAS, the Board of Directors of the Flying L Ranch Property Owners' Association, Inc., desires to hereby establish guidelines for the regulation of rainwater recovery systems consistent with the provisions of Section 202.007 and to additionally provide clear and definitive guidance to its members.

NOW THEREFORE, the Board has duly adopted the following Guidelines for Rainwater Recovery Systems within the Flying L Ranch Property Owners' Association, Inc.

**GUIDELINES FOR RAINWATER RECOVERY SYSTEMS**

These guidelines for Rainwater Recovery Systems within the community of the Flying L Ranch Property Owners' Association, Inc., is adopted by the Board of Directors of the Flying L Ranch Property Owners' Association, Inc., pursuant to Texas Property Code §202.007 (hereinafter "the Statute").

1. Rainwater Recovery Systems may be installed with advance written approval of the 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 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 burying the tanks or barrels; or
  - c. by placing equipment in an outbuilding otherwise approved by the 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 gallons; and
  - 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 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, 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.

These guidelines may be amended from time to time by the Board of Directors of the Association.

These guidelines shall be effective upon recordation in the public Records of Bandera County, Texas, and shall supersede any policy regarding guidelines for Rainwater Recovery Systems which may have previously been in effect. Except as affected by Section 202.007 and/or this Policy, all other provisions contained within the Association's Declaration or any other dedicatory instruments of the Association shall remain in full force and effect.

Approved and adopted by the Board on this 14<sup>th</sup> day of April, 2015.

  
\_\_\_\_\_  
Woody Baker, Chairman  
Flying L Ranch Property Owners' Association, Inc.

STATE OF TEXAS

§  
§  
§

COUNTY OF BANDERA

Before me, the undersigned authority, on this day personally appeared Woody Baker, Chairman of Flying L Ranch Property Owners' Association, Inc., a Texas non-profit corporation, known 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 16<sup>th</sup> day of April, 2014.

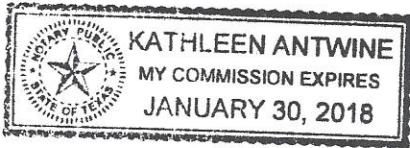
Kathleen Antwine

Notary Public, State of Texas

Kathleen Antwine

Printed Name

My commission expires: 04/30/2018



Filed for Record in:  
Bandera County

On: Apr 17, 2015 at 10:09A

As a  
Recording

Document Number: 00208593

Amount 34.00

Receipt Number - 118634

By:  
Debra Duvosh

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, STATE OF TEXAS

COUNTY OF BANDERA

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the official records of Bandera County as stamped hereon by me.

Apr 17, 2015

Candy Wheeler, County Clerk  
Bandera County

Hand Delivered To:  
By: Kathy Antwine