

# WHITE OAK LANDING, SECTION III COMMUNITY IMPROVEMENT ASSOCIATION, INC.

## RESOLUTION AND GUIDELINES REGARDING REGULATION OF COMPOSTING DEVICES, RAIN BARRELS, HARVESTING DEVICES, AND IRRIGATION SYSTEMS

THE STATE OF TEXAS                   §  
  §     KNOW ALL PERSONS BY THESE PRESENTS:  
COUNTY OF HARRIS                   §

**WHEREAS**, WHITE OAK LANDING, SECTION III COMMUNITY IMPROVEMENT ASSOCIATION, INC. (the “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 (collectively referred to as the “Declarations”);

**WHEREAS**, Section 202.007 of the Texas Property Code provides for the regulation of composting devices, rain barrels, rainwater harvesting devices, and irrigation systems by a Property Owners’ Association;

**WHEREAS**, Chapter 204, Section 204.010(a)(6) of the Texas Property Code empowers the Association acting through its Board of Directors, to regulate the use, maintenance, repair, replacement, modification, and appearance of the subdivision and to implement written architectural control guidelines; and,

**WHEREAS**, the Board of Directors (the “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 rain barrels, rainwater harvesting devices, composting devices, and irrigation systems therein, it is appropriate for the Association to adopt guidelines regarding these systems.

**NOW, THEREFORE, BE IT RESOLVED THAT** the following Guidelines are adopted by the Board of Directors.

### GUIDELINES

1. General Provisions
  - a. Subject to written approval from the Architectural Control Committee, owner or resident may:
    - i. implement measures promoting solid-waste composting of vegetation, including grass clippings, leaves, or brush, or leaving grass clippings uncollected on grass;
    - ii. install rain barrels or a rain water harvesting system; or
    - iii. implement efficient irrigation systems, including underground drip or other drip systems.
  - b. If an owner or resident is planting new turf, the Architectural Control Committee must approve such turf in writing in order to encourage or require water-conserving turf.

## 2. Composting Devices

- a. The Architectural Control Committee shall regulate the size, type, shielding, and materials, for or the location of a composting device so long as it does not prohibit the economic installation of the device on the owner's lot where there is reasonably sufficient area to install the device.
- b. This policy does not require the Architectural Control Committee to permit a device as described in this policy to be installed in or on property:
  - i. owned by the Association;
  - ii. owned in common by the members of the Association; or
  - iii. in an area other than the fenced yard or patio of a property owner.

## 3. Irrigation Systems

The Architectural Control Committee shall regulate:

- i. the installation of efficient irrigation systems, including establishing visibility limitations for aesthetic purposes.
- ii. the installation or use of gravel, rocks, or cacti.

## 4. Rain Barrels and Rainwater Harvesting

- a. This policy does not require the Architectural Control Committee to permit a rain barrel or rainwater harvesting system ("rainwater recovery systems") to be installed in or on property if:
  - i. the property is:
    1. owned by the Association;
    2. owned in common by the members of the Association
    3. located between the front of the property owner's home and an adjoining or adjacent street; or
  - ii. the barrel or system:
    1. is of a color other than a color consistent with the color scheme of the property owner's home; or
    2. displays any language or other content that is not typically displayed by such a barrel or system as it is manufactured;
- b. Other than gutters and downspouts conventionally attached to a dwelling or appurtenant structure, all components of the rainwater recovery system, 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:
  - i. Placement behind a solid fence, a structure or vegetation; or
  - ii. By burying the tanks or barrels; or
  - iii. By placing equipment in an outbuilding otherwise approved by the Architectural Control Committee.
- c. 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:
  - i. The barrel must not exceed 55 gallons;
  - ii. 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;

- iii. The barrel must be fully painted in a single color to blend with the adjacent home or vegetation; and
- iv. 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.
- d. Overflow lines from the rainwater recovery systems must not be directed onto or adversely affect adjacent properties or common areas.
- e. 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 Architectural Control Committee-approved ponds may be used for water storage.
- f. Harvested water must be used and not allowed to become stagnant or a threat to health.
- g. All rainwater recovery 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.
- h. The Architectural Control Committee shall regulate the size, type, and shielding of, and the materials used in the construction of a rain barrel, rainwater harvesting device, or other appurtenance that is located on the side of a house or an any other location that is visible from a street, another lot, or a common area so long as:
  - i. it does not prohibit the economic installation of the device or appurtenance on the property owner's property; and
  - ii. there is a reasonably sufficient area on the property owner's property in which to install the device or appurtenance.

These guidelines are effective upon recordation in the Public Records of Harris County, and supersede any related guidelines which may have previously been in effect. Except as affected by Section 202.007 of the Texas Property Code 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.

Duly approved and adopted at a meeting held by the Board of Directors of WHITE OAK LANDING, SECTION III COMMUNITY IMPROVEMENT ASSOCIATION, INC., this 10 day of NOV 10, 2011.

Effective Date: 11-10, 2011.

Signed:

  
President, Board of Directors

Attest:

  
Secretary, Board of Directors

ADDITIONAL DEDICATORY INSTRUMENT

for

WHITE OAK LANDING, SECTION III  
COMMUNITY IMPROVEMENT ASSOCIATION, INC.

THE STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS           §

BEFORE ME, the undersigned authority, on this day personally appeared Paula L Brown, who, being by me first duly sworn, states on oath the following:

My name is Paula L Brown, I am over twenty-one (21) years of age, of sound mind, capable of making this affidavit, authorized to make this affidavit, and personally acquainted with the facts herein stated:

I am the Secretary of WHITE OAK LANDING, SECTION III COMMUNITY IMPROVEMENT ASSOCIATION, INC. Pursuant with Section 202.006 of the Texas Property Code, the following documents are copies of the original official documents from the Association's files:

RESOLUTION AND GUIDELINES REGARDING  
REGULATION OF COMPOSTING DEVICES, RAIN BARRELS,  
HARVESTING DEVICES, AND IRRIGATION SYSTEMS

OF

WHITE OAK LANDING, SECTION III  
COMMUNITY IMPROVEMENT ASSOCIATION, INC.  
A TEXAS NON-PROFIT CORPORATION

DATED this 10 day of November, 2011.

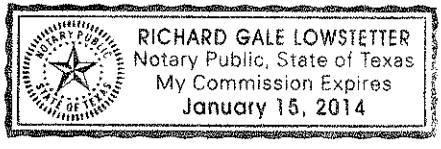
WHITE OAK LANDING, SECTION III  
COMMUNITY IMPROVEMENT ASSOCIATION,  
INC.

BY: Paula L Brown

Paula L Brown, Secretary  
(Printed Name)

THE STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS           §

THIS INSTRUMENT was **acknowledged** before me on this the 10 day of November 2011 by the said Paula L Brown, Secretary of **WHITE OAK LANDING, SECTION III COMMUNITY IMPROVEMENT ASSOCIATION, INC.**, a Texas non-profit corporation, on behalf of said corporation.



Richard Gale Lowstetter  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

After Recording Return To:  
Daughtry & Jordan, P.C.  
17044 El Camino Real  
Houston, Texas 77058

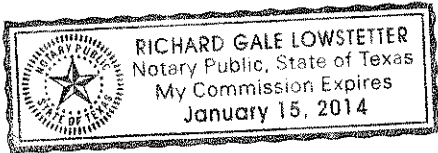
ATTN: MRM

THE STATE OF TEXAS

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COUNTY OF HARRIS

THIS INSTRUMENT was **acknowledged** before me on this the 10 day of November, 2011, by Conan Neponolt, President of WHITE OAK LANDING, SECTION III COMMUNITY IMPROVEMENT ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.



A handwritten signature in cursive script, appearing to read "Richard Gale Lowstetter".

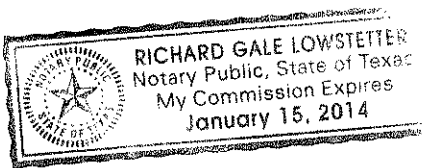
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

THE STATE OF TEXAS

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COUNTY OF HARRIS

THIS INSTRUMENT was **acknowledged** before me on this the 10 day of November, 2011, by Paula L Brown, Secretary of WHITE OAK LANDING, SECTION III COMMUNITY IMPROVEMENT ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.



A handwritten signature in cursive script, appearing to read "Richard Gale Lowstetter".

NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS