

**CERTIFICATE OF ADOPTION
OF
STANDBY ELECTRIC GENERATOR GUIDELINES
OF
THE SPRING COMMUNITY FOUNDATION**

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

WHEREAS, the Board of Directors (the "Board") of The Spring Community Foundation, a Texas non-profit corporation (the "Association") is charged with administering and enforcing that certain Declaration of Covenants, Conditions, Restrictions, Reservations, Easements and Rights for The Spring recorded in the Office of the County Clerk of Brazos County, Texas, under Clerk's File No. 01169356, as may be supplemented and amended from time to time encumbering The Spring community (the "Community"); and

WHEREAS, Chapter 202 of the Texas Property Code was amended effective September 1, 2015, to add Section 202.019 concerning Standby Electric Generators (herein defined); and

WHEREAS, Section 202.019 of the Texas Property Code defines Standby Electric Generators (herein "Standby Electric Generators") as a device that converts mechanical energy to electrical energy and is:

- (1) Powered by natural gas, liquefied petroleum gas, diesel fuel, biodiesel fuel, or hydrogen;
- (2) Fully enclosed in an integral manufacturer-supplied sound attenuating enclosure;
- (3) Connected to the main electrical panel of a residence by a manual or automatic transfer switch; and
- (4) Rated for a generating capacity of not less than seven kilowatts; and

WHEREAS, Section 202.019 of the Texas Property Code allows a property owners' association to adopt guidelines to regulate the operation and installation of Standby Electric Generators; and

WHEREAS, the Board has determined that it is appropriate for the Association to adopt guidelines regarding Standby Electric Generators; and

WHEREAS, the Bylaws of the Association provide that a majority of the members of the Board shall constitute a quorum for the transaction of business and that the action of a majority of the members of the Board at a meeting at which a quorum is present is the action of the Board; and

WHEREAS, the Board held a meeting on December 30th, 2020 (the "Adoption Meeting"), at which at least a majority of the members of the Board were present and duly passed guidelines regarding Standby Electric Generators described herein below (the "Standby Electric Generator Guidelines").

NOW, THEREFORE, to give notice of the matters set forth herein, the undersigned, being the President of the Association, does hereby certify that at the Adoption Meeting, at least a majority of the members of the Board were present and the Board duly adopted the Standby Electric Generator Guidelines. The Standby Electric Generator Guidelines are effective upon recordation of this Certificate

in the Official Public Records of Real Property of Brazos County, Texas (the "Official Public Records"), and supplement any restrictive covenants, guidelines or policies regarding Standby Electric Generators which may have previously been in effect for the Community, unless such restrictive covenants, guidelines or policies are in conflict with the Standby Electric Generator Guidelines, in which case the terms in the Standby Electric Generator Guidelines will control. The Standby Electric Generator Guidelines are as follows:

STANDBY ELECTRIC GENERATOR GUIDELINES

1. Standby Electric Generators must be installed and maintained in compliance with the manufacturer's specification and applicable governmental health, safety, electrical, and building codes, laws and regulations.
2. All electrical, plumbing and fuel line connections must be installed only by licensed contractors.
3. All electrical connections must be installed in accordance with applicable governmental health, safety, electrical, and building codes, laws and regulations.
4. All natural gas, diesel fuel, biodiesel fuel, or hydrogen fuel line connections must be installed in accordance with applicable governmental health, safety, electrical, and building codes, laws and regulations.
5. All liquefied petroleum gas fuel line connections 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, laws and regulations.
6. Nonintegral Standby Electric Generator fuel tanks must be installed and maintained to comply with applicable municipal zoning ordinances and governmental health, safety, electrical, and building codes, laws and regulations.
7. Standby Electric Generators and all electrical, plumbing and fuel lines shall be maintained in good condition by the owner of the lot upon which it is located.
8. Any deteriorated or unsafe component of a Standby Electric Generator, including electrical, plumbing or fuel lines, shall promptly be repaired, replaced or removed by the owner of the lot upon which it is located.
9. The Standby Electric Generator and related electrical, plumbing and fuel lines must serve only improvements on the particular lot in which they are located.
10. Periodic testing of a Standby Electric Generator consistent with the manufacturer's recommendation may only take place between the hours of 9:00 am to 7:00 pm.
11. Standby Electric Generators must be screened. The size, type and materials to be used must be submitted to the Association's Architectural Review Committee for approval if the Standby Electric Generator is:
 - a. Visible from the street faced by the dwelling;
 - b. Located in an unfenced side or rear yard of a residence and is visible either from an adjoining residence or from adjoining property owned by the Association; or
 - c. Located in a side or rear yard fenced by a wrought iron or residential aluminum fence and is visible through the fence either from an adjoining residence or from adjoining property owned by the Association.
12. The use of a Standby Electric Generator to generate all or substantially all of the electrical power to a residence, except when utility-generated electrical power to the residence is not available or is intermittent due to causes other than nonpayment for utility service to the residence is prohibited.
13. Standby Electric Generators and any related electrical, plumbing and fuel lines

**Brazos County
Karen McQueen
County Clerk**

Instrument Number: 1432024
Volume : 17010

ERecordings - Real Property

Recorded On: May 18, 2021 04:30 PM

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" Examined and Charged as Follows: "

Total Recording: \$38.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

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.

File Information:

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Station: CCLERK01

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CSC Global
OPTION 3 ON PHONE



STATE OF TEXAS
COUNTY OF BRAZOS

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Public Records of Brazos County, Texas.

Karen McQueen
County Clerk
Brazos County, TX

**CERTIFICATE OF ADOPTION
OF
RAINWATER HARVESTING SYSTEM GUIDELINES
OF
THE SPRING COMMUNITY FOUNDATION**

STATE OF TEXAS §
 § **KNOW ALL PERSONS BY THESE PRESENTS:**
COUNTY OF BRAZOS §

WHEREAS, the Board of Directors (the "Board") of The Spring Community Foundation, a Texas non-profit corporation (the "Association") is charged with administering and enforcing that certain Declaration of Covenants, Conditions, Restrictions, Reservations, Easements and Rights for The Spring recorded in the Office of the County Clerk of Brazos County, Texas, under Clerk's File No. 01169356, as may be supplemented and amended from time to time encumbering The Spring community (the "Community"); and

WHEREAS, Chapter 202 of the Texas Property Code was amended effective September 1, 2011, to add Section 202.007(d)(6) and 202.007(d)(7) (collectively "Section 202.007(d)") thereto; and

WHEREAS, Section 202.007(d) allows a property owners' association to adopt and enforce rules and regulations regarding rain barrel or rainwater harvesting systems (herein called "Rainwater Harvesting System" or "Rainwater Harvesting Systems"); and

WHEREAS, the Board has determined that in connection with providing rules and regulations regarding Rainwater Harvesting Systems, it is appropriate for the Association to adopt guidelines regarding Rainwater Harvesting Systems; and

WHEREAS, the Bylaws of the Association provide that a majority of the members of the Board shall constitute a quorum for the transaction of business and that the action of a majority of the members of the Board at a meeting at which a quorum is present is the action of the Board; and

WHEREAS, the Board held a meeting on December 30th, 2020 (the "Adoption Meeting"), at which at least a majority of the members of the Board were present and duly passed guidelines regarding Rainwater Harvesting Systems described herein below (the "Rainwater Harvesting System Guidelines").

NOW, THEREFORE, to give notice of the matters set forth herein, the undersigned, being the President of the Association, does hereby certify that at the Adoption Meeting, at least a majority of the members of the Board were present and the Board duly adopted the Rainwater Harvesting System Guidelines. The Rainwater Harvesting System Guidelines are effective upon recordation of this Certificate in the Official Public Records of Real Property of Brazos County, Texas (the "Official Public Records"), and supplement any restrictive covenants, guidelines or policies regarding Rainwater Harvesting Systems which may have previously been in effect for the Community, unless such restrictive covenants, guidelines or policies are in conflict with the Rainwater Harvesting System Guidelines, in which case the terms in the Rainwater Harvesting System Guidelines will control. The Rainwater Harvesting System Guidelines are as follows:


Rainwater Harvesting Systems and all related equipment shall not be erected, constructed, placed, or permitted to remain on any lot unless they strictly comply with the following minimum conditions:

- a. The Rainwater Harvesting System and any related equipment shall not be constructed or placed or permitted to remain on property owned by the Association or between the front of the property owner's home and an adjoining or adjacent street.
- b. The color of the Rainwater Harvesting System and related equipment must be consistent with the color scheme of the property owner's house.
- c. No advertising slogans, logo, printing or illustration shall be permitted upon the Rainwater Harvesting System or related equipment, other than the standard logo, printing or illustration which may be included by the applicable manufacturer for the Rainwater Harvesting System or any related equipment.
- d. To the extent that the Rainwater Harvesting System and any related equipment is located on the side of the house or at any other location that is visible from a street, lot or common area the size, type, and shielding of, and the materials used in the construction must be submitted to the Association's Architectural Review Committee for prior written approval.
- e. Any Rainwater Harvesting System or related equipment installed hereunder shall be installed in a manner that complies with all applicable laws and regulations and manufacturer's instructions.

EXECUTED on the date of the acknowledgment set forth herein below, to be effective upon recordation in the Official Public Records.

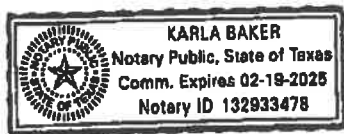
The Spring Community Foundation,
a Texas non-profit corporation

By:


John E. McFarlane, Jr., President

THE STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

This instrument was acknowledged before me on May 10th, 2020, by John E. McFarlane, Jr., President of The Spring Community Foundation, a Texas non-profit corporation, on behalf of said corporation.



Karla Baker
Notary Public, State of Texas

WHEN RECORDED, RETURN TO:

Hoover Slovacek LLP
Galleria Tower II
5051 Westheimer Rd., Suite 1200
Houston, Texas 77056

**Brazos County
Karen McQueen
County Clerk**

Instrument Number: 1432025
Volume : 17010

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******* THIS PAGE IS PART OF THE INSTRUMENT *******

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.

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Station: CCLERK01

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CSC Global
OPTION 3 ON PHONE



STATE OF TEXAS
COUNTY OF BRAZOS

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Public Records of Brazos County, Texas.

Karen McQueen
County Clerk
Brazos County, TX

**CERTIFICATE OF ADOPTION
OF
UNITED STATES, STATE OF TEXAS AND UNITED STATES ARMED FORCES
FLAG DISPLAY GUIDELINES
OF
THE SPRING COMMUNITY FOUNDATION**

STATE OF TEXAS §
 § **KNOW ALL PERSONS BY THESE PRESENTS:**
COUNTY OF BRAZOS §

WHEREAS, the Board of Directors (the "Board") of The Spring Community Foundation, a Texas non-profit corporation (the "Association") is charged with administering and enforcing that certain Declaration of Covenants, Conditions, Restrictions, Reservations, Easements and Rights for The Spring recorded in the Office of the County Clerk of Brazos County, Texas, under Clerk's File No. 01169356, as may be supplemented and amended from time to time encumbering The Spring community (the "Community"); and

WHEREAS, Section 202.012 allows a property owners' association to adopt and enforce reasonable rules and regulations regarding the display of flags of the United States, the State of Texas and any branch of the United States armed forces (herein, collectively called "flags" and individually called "flag"); and

WHEREAS, the Board has determined that in connection with providing reasonable rules and regulations regarding the display of flags, it is appropriate for the Association to adopt flag display guidelines; and

WHEREAS, the Bylaws of the Association provide that a majority of the members of the Board shall constitute a quorum for the transaction of business and that the action of a majority of the members of the Board at a meeting at which a quorum is present is the action of the Board; and

WHEREAS, the Board held a meeting on December 30th 2020 (the "Adoption Meeting"), at which at least a majority of the members of the Board were present and duly passed the flag display guidelines described herein below (the "Flag Display Guidelines").

NOW, THEREFORE, to give notice of the matters set forth herein, the undersigned, being the President of the Association, does hereby certify that at the Adoption Meeting, at least a majority of the members of the Board were present and the Board duly adopted the Flag Display Guidelines. The Flag Display Guidelines are effective upon recordation of this Certificate in the Official Public Records of Real Property of Brazos County, Texas (the "Official Public Records"), and supplement any restrictive covenants, guidelines or policies regarding the display of flags which may have previously been in effect for the Community unless such restrictive covenants, guidelines or policies are in conflict with the Flag Display Guidelines, in which case the terms of the Flag Display Guidelines will control. The Flag Display Guidelines are as follows:

CATEGORY 1

(HOUSE OR GARAGE MOUNTED FLAGPOLES)

Flagpoles may be mounted on the house or garage as long as they are six (6') feet in height or less using a bracket manufactured for flagpoles. Flagpoles must be constructed of long lasting materials with a finish appropriate to the material used in the construction of the flagpole and harmonious with the dwelling. The flag may not exceed three (3') feet in height by five (5') feet in width. The flagpole must be removed when the flag is not displayed.

CATEGORY 2

(IN-GROUND MOUNTED FLAGPOLES)

Flagpoles may be mounted in-ground and in the front yard as long as they are more than six feet (6') in height but no more than twenty (20') feet in height when measured from ground level (including all flagpole ornamentation) within a lot having a front building setback line with a setback of not less than fifteen (15') feet extending the full width of the lot between the front lot line and the front building setback line. In-ground flagpoles must be in compliance with applicable easements, building lines, set backs and ordinances.

Permanent in-ground flagpoles are generally defined as those that are installed in an appropriate footing (usually concrete) and are not meant to be removed unless the flagpole is being replaced. Temporary in-ground flagpoles are generally defined as those poles that are installed in the ground by a sleeve system that is designed to allow the easy removal and reinsertion of the pole. Flagpoles must be constructed of metal with a finish appropriate to the materials used in the construction of the flagpole and harmonious with the dwelling.

If a flag is to be displayed daily (from dusk till dawn), then a permanent in-ground flagpole must be installed. If a flag is only going to be displayed on specific holidays (as per the United States Flag Code [4 U.S.C. Section 1, *et. seq.*] [the "Flag Code"]) or less frequently than every day, then the flagpole must be a temporary in-ground flagpole and the flagpole must be removed from the ground on those days that a flag is not being displayed.

The size of the flag must be appropriate for the height of the flagpole, but, in any event, may not exceed four (4') feet in height by six (6') feet in width for flags mounted on in-ground flagpoles taller than fifteen (15') feet but no taller than twenty (20') feet when measured from ground level (including all flagpole ornamentation). The size of the flag mounted on in-ground flagpoles shorter than fifteen (15') feet when measured from ground level (including all flagpole ornamentation) may not exceed three (3') feet in height by five (5') feet in width. Flagpole halyards must be of a type which do not make noise and must be securely fastened. Flagpoles must be mounted on an appropriate footing and, if this footing is visible, it must be screened with adequate landscaping.

MINIMUM CONDITIONS

In addition to the foregoing requirements, no flagpole shall be erected, constructed, placed, or permitted to remain on any lot and no flag shall be displayed on any lot unless such installation and display strictly complies with the following minimum conditions:

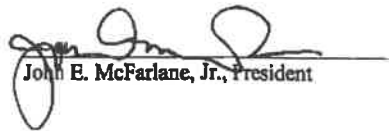
- a. The proposed location of the flagpole must be submitted to the Association's Architectural Review Committee for prior written approval;

- b. No more than one (1) flagpole per lot may be installed. No more than one (1) flag per property may be displayed at any one (1) time;
- c. The one (1) displayed flag may be (1) the flag of the United States of America displayed in accordance with 4 U.S.C. Sections 5-10; (2) the flag of the State of Texas displayed in accordance with Chapter 3100, Texas Government Code; or (3) an official or replica flag of any branch of the United States armed forces;
- d. If the flag is to be flown after dusk, it must be properly illuminated per the Flag Code. It may be lit with an in-ground light (maximum of two [2] bulbs) with a total of no more than 150 watts. The light must shine directly up at the flag. It cannot cause any type of light spillage onto adjoining properties or into the street. All exterior lighting must be submitted to the Association's Architectural Review Committee for prior written approval;
- e. The flag and flagpole must be properly maintained in good condition at all times. Should the flag become faded, frayed or torn, it must be replaced immediately. If the flagpole becomes scratched, dented, leaning, or structurally unsafe, or if the paint is chipped or faded, it must be replaced, repaired or removed immediately;
- f. No advertising slogan, logo printing or illustration shall be permitted upon the flag or flagpole, other than the standard logo, printing or illustration which may be included by the applicable manufacturer for the flag or flagpole;
- g. Any flagpole shall be installed in a manner that complies with all applicable laws and regulations (including but not limited to, applicable zoning ordinances, easements and setbacks of record) and manufacturer's instructions; and
- h. The flag and flagpole must be located wholly within the owner's lot and not on property that is owned or maintained by the Association.

EXECUTED on the date of the acknowledgment set forth herein below, to be effective upon recordation in the Official Public Records.

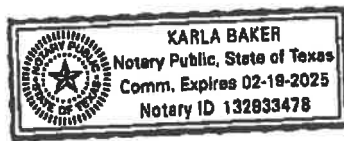
The Spring Community Foundation,
a Texas non-profit corporation

By:


John E. McFarlane, Jr., President

THE STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

This instrument was acknowledged before me on May 10th, 2021, by John E. McFarlane, Jr., President of The Spring Community Foundation, a Texas non-profit corporation, on behalf of said corporation.



Karla Baker
Notary Public, State of Texas

WHEN RECORDED, RETURN TO:

Hoover Slovacek LLP
Galleria Tower II
5051 Westheimer Rd., Suite 1200
Houston, Texas 77056

**Brazos County
Karen McQueen
County Clerk**

Instrument Number: 1432029
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******* THIS PAGE IS PART OF THE INSTRUMENT *******

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.

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CSC Global
OPTION 3 ON PHONE



STATE OF TEXAS
COUNTY OF BRAZOS

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Public Records of Brazos County, Texas.

Karen McQueen
County Clerk
Brazos County, TX

**CERTIFICATE OF ADOPTION
OF
SHINGLE CRITERIA
OF
THE SPRING COMMUNITY FOUNDATION**

STATE OF TEXAS §
 § **KNOW ALL PERSONS BY THESE PRESENTS:**
COUNTY OF BRAZOS §

WHEREAS, the Board of Directors (the "Board") of The Spring Community Foundation, a Texas non-profit corporation (the "Association") is charged with administering and enforcing that certain Declaration of Covenants, Conditions, Restrictions, Reservations, Easements and Rights for The Spring recorded in the Office of the County Clerk of Brazos County, Texas, under Clerk's File No. 01169356, as may be supplemented and amended from time to time encumbering The Spring community (the "Community"); and

WHEREAS, Chapter 202 of the Texas Property Code was amended effective June 17, 2011, to add Section 202.011 ("Section 202.011") thereto; and

WHEREAS, Section 202.011 requires a property owners' association to allow certain types of shingles if certain criteria is met; and

WHEREAS, the Board has determined that in connection with providing criteria regarding certain types of shingles, it is appropriate for the Association to adopt the criteria described herein below; and

WHEREAS, the Bylaws of the Association provide that a majority of the members of the Board shall constitute a quorum for the transaction of business and that the action of a majority of the members of the Board at a meeting at which a quorum is present is the action of the Board; and

WHEREAS, the Board held a meeting on December 30th, 2020 (the "Adoption Meeting"), at which at least a majority of the members of the Board were present and duly passed the criteria described herein below (the "Shingle Criteria").

NOW, THEREFORE, to give notice of the matters set forth herein, the undersigned, being the President of the Association, does hereby certify that at the Adoption Meeting, at least a majority of the members of the Board were present and the Board duly adopted the Shingle Criteria. The Shingle Criteria is effective upon recordation of this Certificate in the Official Public Records of Real Property of Brazos County, Texas (the "Official Public Records"), and supplements any restrictive covenants, guidelines or policies regarding the type of shingles described in the Shingle Criteria which may have previously been in effect for the Community, unless such restrictive covenants, guidelines or policies are in conflict with the Shingle Criteria, in which case the terms in the Shingle Criteria will control. The Shingle Criteria is as follows:

Subject to the criteria set forth below, owners may install shingles (the "Acceptable Shingles") on the roof of the owner's dwelling and other improvements located upon the owner's property that are designed primarily to: (i) be wind and hail resistant; (ii) provide heating and cooling efficiencies greater than those provided by customary composite shingles; or (iii) provide solar generation capabilities. Provided however, the Acceptable Shingles, when installed: (i) must resemble the shingles used or otherwise authorized for use on property in the Community; (ii) must be more durable than and of equal

or superior quality to the shingles used or otherwise authorized for use on property in the Community; and (iii) must match the aesthetics of the properties surrounding the owner's property.

EXECUTED on the date of the acknowledgment set forth herein below, to be effective upon recordation in the Official Public Records.

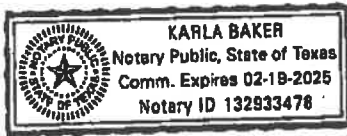
The Spring Community Foundation,
a Texas non-profit corporation

By:


John E. McFarlane, Jr., President

THE STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

This instrument was acknowledged before me on May 10th, 2021, by John E. McFarlane, Jr., President of The Spring Community Foundation, a Texas non-profit corporation, on behalf of said corporation.




Notary Public, State of Texas

WHEN RECORDED, RETURN TO:

Hoover Slovacek LLP
Galleria Tower II
5051 Westheimer Rd., Suite 1200
Houston, Texas 77056

**Brazos County
Karen McQueen
County Clerk**

Instrument Number: 1432031
Volume : 17010

ERecordings - Real Property

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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.

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CSC Global
OPTION 3 ON PHONE



STATE OF TEXAS
COUNTY OF BRAZOS

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Public Records of Brazos County, Texas.

Karen McQueen
County Clerk
Brazos County, TX

**CERTIFICATE OF ADOPTION
OF
SOLAR ENERGY DEVICES GUIDELINES
OF
THE SPRING COMMUNITY FOUNDATION**

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

WHEREAS, the Board of Directors (the "Board") of The Spring Community Foundation, a Texas non-profit corporation (the "Association") is charged with administering and enforcing that certain Declaration of Covenants, Conditions, Restrictions, Reservations, Easements and Rights for The Spring recorded in the Office of the County Clerk of Brazos County, Texas, under Clerk's File No. 1169356, as may be supplemented and amended from time to time encumbering The Spring community (the "Community"); and

WHEREAS, Chapter 202 of the Texas Property Code was amended effective June 17, 2011, to add Section 202.010 ("Section 202.010") thereto; and

WHEREAS, Section 202.010 allows a property owners' association to adopt and enforce rules and regulations regarding solar energy devices; and

WHEREAS, the Board has determined that in connection with providing rules and regulations regarding solar energy devices, it is appropriate for the Association to adopt solar energy devices guidelines; and

WHEREAS, the Bylaws of the Association provide that a majority of the members of the Board shall constitute a quorum for the transaction of business and that the action of a majority of the members of the Board at a meeting at which a quorum is present is the action of the Board; and

WHEREAS, the Board held a meeting on December 30th, 2020 (the "Adoption Meeting"), at which at least a majority of the members of the Board were present and duly passed the solar energy devices guidelines described herein below (the "Solar Energy Devices Guidelines").

NOW, THEREFORE, to give notice of the matters set forth herein, the undersigned, being the President of the Association, does hereby certify that at the Adoption Meeting, at least a majority of the members of the Board were present and the Board duly adopted the Solar Energy Devices Guidelines. The Solar Energy Devices Guidelines are effective upon recordation of this Certificate in the Official Public Records of Real Property of Brazos County, Texas (the "Official Public Records"), and supplement any restrictive covenants, guidelines or policies regarding Solar Energy Devices which may have previously been in effect for the Community, unless such restrictive covenants, guidelines or policies are in conflict with the Solar Energy Devices Guidelines, in which case the terms of the Solar Energy Devices Guidelines will control. The Solar Energy Devices Guidelines are as follows:

As used herein, "Solar Energy Device" or "Solar Energy Devices" means a system or series of mechanisms designed primarily to provide heating or cooling or to produce electrical or mechanical power by collecting and transferring solar-generated energy and includes a mechanical or chemical device that has the ability to store solar-generated energy for use in heating or cooling or in the production of power.

CATEGORY 1
(ROOF MOUNTED SOLAR ENERGY DEVICE)

The following conditions (as well as the Minimum Conditions set forth below) apply to a Solar Energy Device mounted to the roof of the home or other structure:

- a. The Solar Energy Device and any related mast, frame, brackets, support structure, piping and wiring must be located to the rear one-half (1/2) of the lot, must not be visible from the frontage street or adjoining streets and must serve only improvements on the particular lot in which it is located unless an alternate location on the roof increases the estimated annual energy production of the Solar Energy Device, as determined by using a publicly available modeling tool provided by the National Renewable Energy Laboratory, by more than ten (10%) percent. In such instance, the Solar Energy Device and any mast shall be placed in the least visible location where an acceptable level of annual energy production is still possible.
- b. The Solar Energy Device and any related mast, frame, brackets, support structure, piping and wiring shall not extend above the roofline of the house or other structure upon which the Solar Energy Device is located.
- c. The slope of the Solar Energy Device and any brackets must conform to the slope of the roof and must have a top edge that is parallel to the roofline.

CATEGORY 2
(NON-ROOF MOUNTED SOLAR ENERGY DEVICE)

The following conditions (as well as the Minimum Conditions set forth below) apply to a Solar Energy Device not mounted to the roof of the home or other structure:

- a. The Solar Energy Device and any related mast, frame, brackets, support structure, piping and wiring may not extend above the fence line.
- b. The Solar Energy Device and any related mast, frame, brackets, support structure, piping and wiring may only be located in a fenced yard or patio owned and maintained by the owner.

MINIMUM CONDITIONS

In addition to the foregoing requirements, no Solar Energy Device and any related mast, frame, brackets, support structure, piping and wiring shall be erected, constructed, placed, or permitted to remain on any lot unless such installation strictly complies with the following minimum conditions:

- a. The proposed location of the Solar Energy Device and any related mast, frame, brackets, support structure, piping and wiring must be submitted to the Association's Architectural Review Committee (the "Architectural Committee") for prior written approval. The Architectural Committee reserves the right to withhold approval of the Solar Energy Device and any related mast, frame, brackets, support structure, piping and wiring, even if it complies with the Guidelines herein, if the placement constitutes a condition that substantially interferes with the use and enjoyment of land by causing an unreasonable discomfort or annoyance to persons of ordinary sensibilities.

- b. The Solar Energy Device and any related mast, frame, brackets, support structure, piping and wiring must not threaten the public health or safety as adjudicated by a court or violate the law as adjudicated by a court.
- c. The Solar Energy Device and any related mast, frame, brackets, support structure, piping and wiring must be silver, bronze or black tone commonly available on the market place and no advertising slogan, logo, print or illustration shall be permitted upon the Solar Energy Device or any related mast, frame, brackets, support structure, piping and wiring, other than the standard logo, printing or illustration which may be included by the applicable manufacturer for the Solar Energy Device or any related mast, frame, brackets, support structure, piping and wiring.
- d. The Solar Energy Device and any related mast, frame, brackets, support structure, piping and wiring shall not be constructed or placed or permitted to remain on any property owned or maintained by the Association.
- e. The Solar Energy Device and any related mast, frame, brackets, support structure, piping and wiring installed hereunder shall be installed in a manner that complies with all applicable laws and regulations and manufacturer's instructions and, as installed, must not void the manufacturer's warranty.

EXECUTED on the date of the acknowledgment set forth herein below, to be effective upon recordation in the Official Public Records.

The Spring Community Foundation,
a Texas non-profit corporation

By: 
John E. McFarlane, Jr., President

THE STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

This instrument was acknowledged before me on May 10th, 2020, by John E. McFarlane, Jr., President of The Spring Community Foundation, a Texas non-profit corporation, on behalf of said corporation.



Karla Baker
Notary Public, State of Texas

WHEN RECORDED, RETURN TO:

Hoover Slovacek LLP
Galleria Tower II
5051 Westheimer Rd., Suite 1200
Houston, Texas 77056

**Brazos County
Karen McQueen
County Clerk**

Instrument Number: 1432032
Volume : 17010

ERecordings - Real Property

Recorded On: May 19, 2021 08:03 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$42.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

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.

File Information:

Document Number: 1432032
Receipt Number: 20210518000161
Recorded Date/Time: May 19, 2021 08:03 AM
User: Patsy D
Station: CCLERK05

Record and Return To:

CSC Global
OPTION 3 ON PHONE



STATE OF TEXAS
COUNTY OF BRAZOS

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Public Records of Brazos County, Texas.

Karen McQueen
County Clerk
Brazos County, TX

**CERTIFICATE OF ADOPTION
OF
RELIGIOUS DISPLAY GUIDELINES
OF
THE SPRING COMMUNITY FOUNDATION**

STATE OF TEXAS §
 § **KNOW ALL PERSONS BY THESE PRESENTS:**
COUNTY OF BRAZOS §

WHEREAS, the Board of Directors (the "Board") of The Spring Community Foundation, a Texas non-profit corporation (the "Association") is charged with administering and enforcing that certain Declaration of Covenants, Conditions, Restrictions, Reservations, Easements and Rights for The Spring recorded in the Office of the County Clerk of Brazos County, Texas, under Clerk's File No. 01169356, as may be supplemented and amended from time to time encumbering The Spring community (the "Community"); and

WHEREAS, Chapter 202 of the Texas Property Code was amended effective June 17, 2011, to add Section 202.018 ("Section 202.018") thereto; and

WHEREAS, Section 202.018 requires a property owners' association to allow religious displays motivated by the owner's or resident's sincere religious belief, subject to certain guidelines and restrictions; and

WHEREAS, the Board has determined that in connection with the adoption of guidelines and restrictions on religious displays in the Community, it is appropriate for the Association to adopt the guidelines described herein below; and

WHEREAS, the Bylaws of the Association provide that a majority of the members of the Board shall constitute a quorum for the transaction of business and that the action of a majority of the members of the Board at a meeting at which a quorum is present is the action of the Board; and

WHEREAS, the Board held a meeting on the December 30th, 2020 (the "Adoption Meeting"), at which at least a majority of the members of the Board were present and duly passed the guidelines described herein below (the "Religious Display Guidelines").

NOW, THEREFORE, to give notice of the matters set forth herein, the undersigned, being the President of the Association, does hereby certify that at the Adoption Meeting, at least a majority of the members of the Board were present and the Board duly adopted the Religious Display Guidelines. The Religious Display Guidelines are effective upon recordation of this Certificate in the Official Public Records of Real Property of Brazos County, Texas (the "Official Public Records"), and supplement any restrictive covenants, guidelines or policies regarding the types of religious displays described in the Religious Display Guidelines which may have previously been in effect for the Community, unless such restrictive covenants, guidelines or policies are in conflict with the Religious Display Guidelines, in which case the terms in the Religious Display Guidelines will control. The Religious Display Guidelines are as follows:


An owner or resident may display or affix on the entry to the owner's or resident's dwelling one or more religious items, the display of which is motivated by the owner's or resident's sincere religious belief, subject to the following restrictions:

- a. The display or affixing of a religious item on the entry to the owner's or resident's dwelling that threatens the public health or safety is prohibited.
- b. The display or affixing of a religious item on the entry to the owner's or resident's dwelling that violates a law is prohibited.
- c. The display or affixing of a religious item on the entry to the owner's or resident's dwelling that contains language, graphics, or any display that is patently offensive to a passerby is prohibited.
- d. The display or affixing of a religious item on the entry to the owner's or resident's dwelling that is in a location other than the entry door or door frame or extends past the outer edge of the door frame of the owner's or resident's dwelling is prohibited.
- e. The display or affixing of a religious item or items on the entry to the owner's or resident's dwelling that individually or in combination with each other has a total size of greater than 25 square inches is prohibited.
- f. No owner or resident is authorized to use a material or color for an entry door or door frame of the owner's or resident's dwelling or make an alteration to the entry door or door frame that is not authorized by the restrictive covenants governing the dwelling.
- g. The Association may remove any item affixed or displayed that violates these Religious Display Restrictions.

EXECUTED on the date of the acknowledgment set forth herein below, to be effective upon recordation in the Official Public Records.

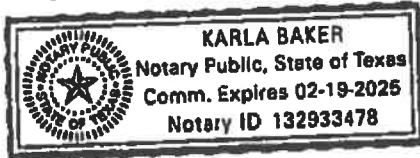
The Spring Community Foundation,
a Texas non-profit corporation

By:


John E. McFarlane, Jr., President

THE STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

This instrument was acknowledged before me on May 10th, 2021, by John E. McFarlane, Jr., President of The Spring Community Foundation, a Texas non-profit corporation, on behalf of said corporation.



Karla Baker
Notary Public, State of Texas

WHEN RECORDED, RETURN TO:

Hoover Slovacek, LLP
Galleria Tower II
5051 Westheimer Rd., Suite 1200
Houston, Texas 77056

**Brazos County
Karen McQueen
County Clerk**

Instrument Number: 1432033
Volume : 17010

ERecordings - Real Property

Recorded On: May 19, 2021 08:03 AM

Number of Pages: 4

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Total Recording: \$38.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

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.

File Information:

Document Number: 1432033
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Station: CCLERK05

Record and Return To:

CSC Global
OPTION 3 ON PHONE



STATE OF TEXAS
COUNTY OF BRAZOS

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Public Records of Brazos County, Texas.

Karen McQueen
County Clerk
Brazos County, TX

**CERTIFICATE OF ADOPTION
OF
DROUGHT-RESISTANT LANDSCAPING AND
WATER-CONSERVING NATURAL TURF GUIDELINES
OF
THE SPRING COMMUNITY FOUNDATION**

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

WHEREAS, the Board of Directors (the "Board") of The Spring Community Foundation, a Texas non-profit corporation (the "Association") is charged with administering and enforcing that certain Declaration of Covenants, Conditions, Restrictions, Reservations, Easements and Rights for The Spring recorded in the Office of the County Clerk of Brazos County, Texas, under Clerk's File No. 01169356, as may be supplemented and amended from time to time encumbering The Spring community (the "Community"); and

WHEREAS, Chapter 202 of the Texas Property Code was amended effective September 1, 2013, to add Section 202.007(a)(4), 202.007(d)(8), and 202.007(d-1) concerning drought-resistant landscaping and water-conserving natural turf; and

WHEREAS, Section 202.007(d)(8) allows a property owners' association to require an owner to submit a detailed description or a plan for the installation of drought-resistant landscaping or water-conserving natural turf for review and approval by the property owners' association to ensure, to the extent practicable, maximum aesthetic compatibility with other landscaping in the subdivision; and

WHEREAS, the Board has determined that it is appropriate for the Association to adopt guidelines regarding drought-resistant landscaping and water-conserving natural turf; and

WHEREAS, the Bylaws of the Association provide that a majority of the members of the Board shall constitute a quorum for the transaction of business and that the action of a majority of the members of the Board at a meeting at which a quorum is present is the action of the Board; and

WHEREAS, the Board held a meeting on December 30th, 2020 (the "Adoption Meeting"), at which at least a majority of the members of the Board were present and duly passed guidelines regarding drought-resistant landscaping and water-conserving natural turf described herein below (the "Drought-Resistant Landscaping and Water-Conserving Natural Turf Guidelines").

NOW, THEREFORE, to give notice of the matters set forth herein, the undersigned, being the President of the Association, does hereby certify that at the Adoption Meeting, at least a majority of the members of the Board were present and the Board duly adopted the Drought-Resistant Landscaping and Water-Conserving Natural Turf Guidelines. The Drought-Resistant Landscaping and Water-Conserving Natural Turf Guidelines are effective upon recordation of this Certificate in the Official Public Records of Real Property of Brazos County, Texas (the "Official Public Records"), and supplement any restrictive covenants, guidelines or policies regarding drought-resistant landscaping or water-conserving natural turf which may have previously been in effect for the Community, unless such restrictive covenants, guidelines or policies are in conflict with the Drought-Resistant Landscaping and Water-Conserving Natural Turf Guidelines, in which case the terms in the Drought-Resistant Landscaping and Water-

Conserving Natural Turf Guidelines will control. The Drought-Resistant Landscaping and Water-Conserving Natural Turf Guidelines are as follows:

Drought-resistant landscaping or water-conserving natural turf shall not be used on any lot unless the following minimum conditions are met:

- a. An owner must submit a detailed description or a plan for the installation of drought-resistant landscaping or water-conserving natural turf for review and approval by the Association to ensure, to the extent practicable, maximum aesthetic compatibility with other landscaping in the Community. Artificial turf and landscaping is not permitted.
- b. The Association reserves the right to adopt further guidelines pertaining to landscape design permitting or excluding certain drought-resistant landscaping or water-conserving natural turf based on the aesthetic compatibility with other landscaping in the Community, and any use of drought-resistant landscaping or water-conserving natural turf, to the extent practicable, shall be in compliance therewith.

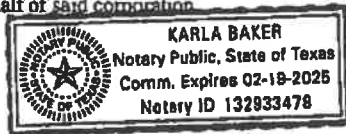
EXECUTED on the date of the acknowledgment set forth herein below, to be effective upon recordation in the Official Public Records.

The Spring Community Foundation,
a Texas non-profit corporation

By: 
John E. McFarlane, Jr., President

THE STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

This instrument was acknowledged before me on May 10th, 2021, by John E. McFarlane, Jr., President of The Spring Community Foundation, a Texas non-profit corporation, on behalf of said corporation.




Notary Public, State of Texas

WHEN RECORDED, RETURN TO:

Hoover Slovacek LLP
Galleria Tower II
5051 Westheimer Rd., Suite 1200
Houston, Texas 77056

**Brazos County
Karen McQueen
County Clerk**

Instrument Number: 1432034
Volume : 17010

ERecordings - Real Property

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******* THIS PAGE IS PART OF THE INSTRUMENT *******

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.

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Station: CCLERK05

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CSC Global
OPTION 3 ON PHONE



STATE OF TEXAS
COUNTY OF BRAZOS

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Public Records of Brazos County, Texas.

Karen McQueen
County Clerk
Brazos County, TX

**CERTIFICATE OF ADOPTION
OF
ADJACENT LOT USE GUIDELINES
OF
THE SPRING COMMUNITY FOUNDATION**

STATE OF TEXAS §
 § **KNOW ALL PERSONS BY THESE PRESENTS:**
COUNTY OF BRAZOS §

WHEREAS, the Board of Directors (the "Board") of The Spring Community Foundation, a Texas non-profit corporation (the "Association") is charged with administering and enforcing that certain Declaration of Covenants, Conditions, Restrictions, Reservations, Easements and Rights for The Spring recorded in the Office of the County Clerk of Brazos County, Texas, under Clerk's File No. 01169356, as may be supplemented and amended from time to time encumbering The Spring community (the "Community"); and

WHEREAS, Chapter 209 of the Texas Property Code was amended effective June 14, 2013, to add Section 209.015 ("Section 209.015") thereto; and

WHEREAS, Section 209.015(a)(1) of the Texas Property Code defines "adjacent lot" (herein called "Adjacent Lot") to mean: (i) a lot that is contiguous to another lot that fronts on the same street; (ii) with respect to a corner lot, a lot that is contiguous to the corner lot by either a side property line or back property line; or (iii) if permitted by the dedicatory instruments of the property owners' association, any lot that is contiguous to another lot at the back property line; and

WHEREAS, Section 209.015(a)(2) of the Texas Property Code defines "residential purpose" (herein called "Residential Purpose" or "Residential Purposes") with respect to the use of a lot: (i) means the location on the lot of any building, structure, or other improvement customarily appurtenant to a residence, as opposed to use for a business or commercial purpose; and (ii) includes the location on the lot of a garage, sidewalk, driveway, parking area, children's swing or playscape, fence, septic system, swimming pool, utility line, or water well and, if otherwise specifically permitted by the dedicatory instruments of the property owners' association, the parking or storage of a recreational vehicle; and

WHEREAS, the Board has determined that in connection with the adoption of guidelines on the use of an Adjacent Lot for Residential Purposes in the Community, it is appropriate for the Association to adopt the guidelines set forth in Section 209.015 and described herein below (the "Adjacent Lot Use Guidelines"); and

WHEREAS, the Bylaws of the Association provide that a majority of the members of the Board shall constitute a quorum for the transaction of business and that the action of a majority of the members of the Board at a meeting at which a quorum is present is the action of the Board; and

WHEREAS, the Board held a meeting on December 30th, 2020 (the "Adoption Meeting"), at which at least a majority of the members of the Board were present and duly passed the Adjacent Lot Use Guidelines.

NOW, THEREFORE, to give notice of the matters set forth herein, the undersigned, being the President of the Association, does hereby certify that at the Adoption Meeting, at least a majority of the members of the Board were present and the Board duly adopted the Adjacent Lot Use Guidelines. The Adjacent Lot Use Guidelines are effective upon this Certificate in the Official Public Records of Real

Property of Brazos County, Texas (the "Official Public Records"), and supplement any restrictive covenants, guidelines or policies regarding the Residential Use of Adjacent Lots described in the Adjacent Lot Use Guidelines which may have previously been in effect for the Community, unless such restrictive covenants, guidelines or policies are in conflict with the Adjacent Lot Use Guidelines, in which case the terms in the Adjacent Lot Use Guidelines will control. The Adjacent Lot Use Guidelines are as follows:

- a. An owner must obtain the approval of the Association or, if applicable, an architectural committee established by the Association or the Association's dedicatory instruments, based on criteria prescribed by the dedicatory instruments of the Association specific to the use of a lot for Residential Purposes, including reasonable restrictions regarding size, location, shielding, and aesthetics of the Residential Purposes, before the owner begins the construction, placement or erection of a building, structure or other improvement for the Residential Purpose on an Adjacent Lot.
- b. An owner who elects to use an Adjacent Lot for Residential Purposes shall, on the sale or transfer of the lot containing the residence:
 - 1) Include the Adjacent Lot in the sales agreement and transfer the Adjacent Lot to the new owner under the same dedicatory conditions; or
 - 2) Restore the Adjacent Lot to the original condition before the addition of the improvements allowed under these Adjacent Lot Use Guidelines to the extent that Adjacent Lot would again be suitable for the construction of a separate residence as originally platted and provided for in the conveyance to the owner.
- c. An owner may sell the Adjacent Lot separately only for the purpose of the construction of a new residence that complies with existing requirements in the Association's dedicatory instruments unless the Adjacent Lot has been restored as described by Subsection (b)(2) above.

EXECUTED on the date of the acknowledgment set forth herein below, to be effective upon recordation in the Official Public Records.

The Spring Community Foundation,
a Texas non-profit corporation

By:


John E. McFarlane, Jr., President

THE STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

This instrument was acknowledged before me on May 10th, 2021, by John E. McFarlane, Jr., President of The Spring Community Foundation, a Texas non-profit corporation, on behalf of said corporation.



Karla Baker
Notary Public, State of Texas

WHEN RECORDED, RETURN TO:

Hoover Slovacek LLP
Galleria Tower II
5051 Westheimer Rd., Suite 1200
Houston, Texas 77056

**Brazos County
Karen McQueen
County Clerk**

Instrument Number: 1432035
Volume : 17010

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******* THIS PAGE IS PART OF THE INSTRUMENT *******

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.

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User: Patsy D
Station: CCLERK05

Record and Return To:

CSC Global
OPTION 3 ON PHONE



STATE OF TEXAS
COUNTY OF BRAZOS

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Public Records of Brazos County, Texas.

Karen McQueen
County Clerk
Brazos County, TX