

**CHAMPION FOREST FUND, INC. HOMEOWNERS' ASSOCIATION  
STANDBY ELECTRIC GENERATOR POLICY**

Terms used but not defined in this policy will have the meaning subscribed to such terms in that certain Declaration of Covenants, Conditions and Restrictions for Champion Forest Fund, Inc. HOA recorded in the real property records of Harris County, Texas, as the same may be amended from time to time.

Scope

This Standby Electric Generator Policy applies to all members of the Association.

Purpose

These guidelines apply to standby electric generators as such term is defined in Section 202.019 of the Texas Property Code. A standby electric generator means 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  
(collectively "**Standby Electric Generator**")

Requirements

All Owners installing or operating Standby Electric Generators shall comply with the following:

1. Standby Electric Generators may be installed only with advance approval of the ACC subject to the Governing Documents.
2. The installation and maintenance of the Standby Electric Generator must follow the manufacturer's specifications and all applicable governmental health, electrical and building codes.
3. The installation of all electrical, plumbing and fuel line connections must be performed by a licensed contractor.
4. The installation of all electrical connections must be performed in accordance with applicable governmental health, safety, electrical and building codes.
5. The installation of all-natural gas, diesel fuel, biodiesel fuel, or hydrogen fuel line connections must be performed in accordance with applicable governmental health, safety, electrical and building codes.

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6. All standby electric generators and their electrical lines and fuel lines must be maintained in good condition. In addition, general and regular maintenance, including the repairing, replacing and removal of any deteriorated or unsafe component of the standby electric generator, which includes electrical or fuel lines, is required.
7. Any periodic testing of the Standby Electric Generator consistent with the manufacturer's recommendation must only be performed during the hours of 8:00 a.m. to 6:00 p.m., Monday through Saturday.
8. Other than testing, Standby Electric Generators shall not be used to generate all or substantially all of the electrical power to a residence, except when utility-generated electric power to the residence is not available or is intermittent due to causes, other than non-payment for utility service to the residence.
9. Standby Electric Generators shall not be placed in the front yard or side yard adjacent to a street.
10. A Standby Electric Generator shall be screened if it:
  - a. is visible from the street faced by the dwelling, or
  - b. is in an unfenced side or rear yard fenced by a visible through fence either from an adjoining residence or from adjoining property owned by the Association.
11. Standby Electric Generators shall not be placed on property owned or maintained by the Association or owned in common by the Association's members, and no portion of the Standby Electric Generator may encroach on adjacent properties or utility easements.
12. A Standby Electric Generator shall be located as far as reasonably possible from neighbor's residence to help mitigate the noise disturbance during operation.

To the extent these guidelines contradict with any previous guidelines, rules, covenants, or restrictions, these guidelines shall control. These guidelines are supplementary and are in addition to any and all other covenants, conditions, restrictions, rules, and guidelines in effect for the Association.

This policy may be amended from time to time by the Board.

CERTIFICATION

"I, the undersigned, being a Director of the Champion Forest Fund, Inc., hereby certify that the foregoing was adopted by at least a majority of the Champion Forest Fund, Inc. board of directors, at an open and properly noticed meeting of the board, at which a quorum of the board was present."

Print name: Mary Matthews

Title: President

Signature: 

ACKNOWLEDGEMENT

STATE OF TEXAS §

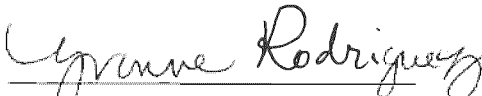
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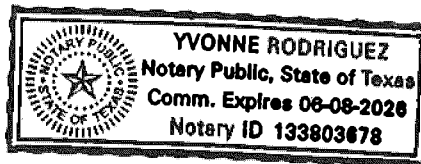
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared the person whose name is subscribed to the forgoing document and, being by me first duly sworn, declared that they are the person who signed the foregoing document in their representative capacity and that the statements contained therein are true and correct.

Given under my hand and seal of office this the 28 day of August, 2024

Printed name: Yvonne Rodriguez

Signature:   
Notary Public, State of Texas



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e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$33.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

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.  
THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS