

GEORGETOWN COMMONS HOMEOWNERS ASSOCIATION

RULES and REGULATIONS

THESE RULES AND REGULATIONS (*adopted in 2021*) ARE *CURRENTLY* PENDING DUE TO AMENDMENTS IN PROGRESS.

AMENDED GUIDELINES WERE APPROVED BY THE BOARD, OCTOBER 2023 AND ARE NOW STATED IN A SEPARATE DOCUMENT

CONTENTS

Introduction	2
Gate Access	2
Private Streets	2
Parking	3
Garage Doors	3
Displays in Front Yard or on Front of Home	3
Painting/Replacement/Improvement	4
Adding Energy Efficient Features	4
Swimming Pool Rules	5
Pets	6
No Solicitation	7
Landscaping	7
Trash and Recycling	7
GTCHOA.com	8
Roster of Members	8
Meetings, Elections and Records	8
Dues and Assessment	9
Garage Sales and Estate Sales	9
Social Opportunities	9
Volunteer Opportunities	10
GUIDELINES:	
Collection and Payment Plan	11
Display of Certain Religious Items	14
Display of Flags	15
Rainwater Recovery Systems	18
Records Production	20
Records Retention	23
Roofing Materials	25
Solar Energy Devices	27

GORGETOWN COMMONS HOMEOWNERS ASSOCIATION RULES AND REGULATIONS

INTRODUCTION

Georgetown Commons (GTC) is a gated community comprising 67 residences in southwest Arlington, Texas. The primary goals of the Home Owners Association of Georgetown Commons (HOA) are: (a.) instill a sense of pride and cooperation among owners; (b.) promote the safety of members and their guests; and (c.) protect our property values.

While these Rules and Regulations are fairly comprehensive, some specific situations might not be addressed. In that case, applicable city ordinances will generally apply, should they exist. Regardless, the Board has the power to determine fair and reasonable resolutions, and the owner may request a hearing as stipulated under Section 209.007 of Texas Property Code Annotated.

These Rules and Regulations (“Rules”) are adopted by the Board of Directors of GTC pursuant to the powers vested in them by Article VII, Section 1(a) of the Bylaws and the Declarations.

GATE ACCESS

The main gate provides restricted access to our neighborhood. Each owner is assigned a code that will open the gate manually. Further, remote gate openers are passed on to new owners along with house and pool keys at the time of closing. Additional remote gate openers can be purchased at cost by contacting the Treasurer of the HOA.

Each owner also has the convenience of opening the gate for an expected visitor by simply touching “9” on their telephone after the visitor has dialed the programmed phone from the gate keypad. The gate can be programmed to be opened by either landline or cell phones. Contact the Director of Gate Security for assistance.

To maintain security for our neighborhood, do not open the gate for unknown visitors, do your best to not allow unknown vehicles to tailgate, and refrain from giving out your gate code to vendors or other outside parties.

The back gate is for use by emergency vehicles only. Unfortunately, many GPS systems will direct users to the back gate. In an effort to redirect visitors and delivery people, a sign on the back gate informs drivers that the entrance is off Potomac Parkway.

PRIVATE STREETS

We own and maintain the streets within the confines of GTC. Please report any disrepair to the Board. For the safety of all residents, especially children, the speed limit is 15 mph.

PARKING

If at all possible, please park all personal vehicles in your garage. In no case should a car be parked in the streets between midnight and 6 a.m., and never park so that the back of your vehicle hangs out into the street. You can ask any Director for a dated permit tag that allows overnight visitors to park in a space at the pool.

You may not park heavy equipment, commercial vehicles or recreational vehicles on your driveway or in the street. The only exception is that RVs and boats may be temporarily parked on your driveway or at the pool (with a permit). Temporarily means less than 24 hours. This exception allows you to park your RV the night before a trip.

The HOA reserves the right to remove any vehicle in violation of these rules.

GARAGE DOORS

In the interest of safety, security and appearance, garage doors should be closed night and day except while you are performing yard work or activities inside the garage.

DISPLAYS IN FRONT YARD OR ON FRONT OF HOME

Displays of items that can be seen from the street and that are patently offensive to passersby and/or cause unreasonable discomfort or annoyance to persons of ordinary sensibilities are prohibited. Complaints about such displays will be brought to the Board by either a concerned/offended neighbor, the Vice President or a Director of the Association and such displays are subject to removal by the Board.

Regardless, the following items may be displayed with limitations:

1. The U.S.A. flag, State of Texas flag, (in accordance with US and Texas Code respectively) and an official or replica flag of any branch of the U.S. armed forces (“Permitted Flags”).
 - a. Only one flag may be displayed at any given time and must be maintained in good condition and displayed on a flagpole that is attached to the dwelling or free standing and constructed of permanent long-lasting material with a finish appropriate to and harmonious with the dwelling.
 - b. Each dwelling is limited to one flagpole of no more than 20 feet in height. These Guidelines do not apply to flags other than Permitted Flags. For more information, refer to the GTC Guidelines for Display of Flags, which are attached to these Rules.
2. Flags other than the “Permitted Flags” are allowed based on the following restrictions:
 - a. Flags that represent a school, sport or season must be no larger than 28” X 44”, must be on a flag staff on the house or a small stand in the flower bed or yard, and

be no higher than 48". Only one flag of any type is allowed at a time. Examples: university, high school, professional sports team, holiday, spring or fall graphics.

- b. Flags that bear profanity, obscene or inappropriate graphics, political statements, commercial advertising or any other subject matter that would be unacceptable to the average person are strictly forbidden.
3. Religious symbols on an entry door or doorframe and not extending past the outer edge of the doorframe and no more than 25 inches square. For more information, refer to the GTC Guidelines for Display of Certain Religious Items, which are attached to these rules.

Contact the Vice President and Director of Covenants, Conditions and Restrictions for information contained in Texas state law regarding limitations to the items allowed above and more specific limitations contained in the HOA Declaration of Covenants, Conditions and Restrictions and Bylaws.

Political signs and advertisements may not be placed in the front yard of any home in GTC. This includes a contractor sign in your front yard or on any part of the home or fence that can be seen from the street that was placed there by a company replacing your fence or repainting your home, etc. You should ask the company to remove the sign or remove it yourself. An exception is a security company sign that indicates the home has a security system. Storage PODs or similar containers that are removable may be kept on driveway no longer than three days.

PAINTING/REPLACEMENT/IMPROVEMENT

In order to protect the original integrity and aesthetics of our community, the Board may appoint an Architectural Review Authority (ARA) whose duty it is to oversee and decide approval of changes and/or updates to homes in GTC.

For example, if it is time to repaint the exterior of your home, changes from the original color must be presented to the ARA for approval. If it is time to replace your fence, changes in the color, type, or material must also be presented to the ARA for approval. Changes to the interior of your home and fenced backyard need not be presented for approval. Only changes that can be seen from the street are subject to review. Mailbox replacements must be identical to all other mailboxes in the community and no temporary or permanent decorations or additions may be added to any mailboxes within the development.

ADDING ENERGY EFFICIENT FEATURES

Solar panels and energy efficient shingles (if different from the current shingle) are allowed within the limitations of Texas state law. When considering such changes, contact the Architectural Committee or refer to the GTC Guidelines for Solar Energy Devices attached to these rules.

SWIMMING POOL RULES

GTC is proud of its pool and cabana and hopes you take advantage of this amenity. Typically the pool opens on Memorial Day weekend and closes when the weather cools down in September. Pool hours are 6:00 a.m. to 10:00 p.m. In accordance with the City of Arlington ordinance, no one is permitted in the pool or cabana area outside these dates and hours.

When used in these rules, the definition of **Resident** includes a person who owns, leases, rents and/or permanently resides at a GTC residence. All persons fitting this definition have the same rights, privileges and responsibilities to enjoy the pool and abide by these rules. In some cases, a resident is required to be an adult (age 18 or over) in which case that is specified.

Our pool is allowed to be open by the City of Arlington. The City Ordinance or State Codes mandates these rules. To continue operation of our pool and ensure the health and safety of all, the users of GTC pool and cabana must comply with Texas State Board of Health Code 265 and Arlington City Ordinance as implemented by the following rules:

1. No life guard on duty. Do not run, roughhouse or horse play in and around the pool.
2. Children under 14 must be supervised by an adult (18 or older) who is a GTC resident 18 or older. NOTE: Swimmers age 14 and above may swim without adult supervision only if they permanently reside in GTC and may not supervise other swimmers who are less than 14.
3. No diving
4. No pets
5. No glass containers
6. No smoking
7. Do not eat or drink while in the pool.
8. Do not leave the gate open.
9. Do not alter or remove any safety equipment.
10. Do not disconnect or remove the pool sweep.
11. Guests must be accompanied by a GTC resident. Only residents may have keys to the pool gate.
12. Maximum limit in the pool is 39 people.
13. Do not enter the pool area when closed. The pool area is closed from 10:00 p.m. to 6:00 a.m. during the swimming season and whenever thunderstorms can be heard or seen. Never enter the pool area when the CLOSED sign is on the gate.
14. Be considerate of others in and around the pool. Do not cause water to splash on others. Common courtesy is expected in keeping the pool area clean and refraining from loud music and noise.

Reservations are required when groups of 10 or more people will attend private events such as parties and meetings in the pool area. Use of the pool must be reserved at least one week in advance and in writing to the Board representative responsible for the pool reservations. A \$25 security deposit is required to reserve the pool and the "Georgetown Commons Swimming Pool

Waiver and Release of Claims and Assumption of Risk” form must be completed and returned to the Board representative at least three days prior to the party. (The form is located at GTCHOA.com.) The hosting resident will be responsible for any damages to GTCHOA property that might occur during the event. Signs will be posted at the pool entrance indicating the dates and times of scheduled events, but other GTC residents cannot be excluded from pool and cabana usage during reserved times. The pool cannot be reserved on holidays or holiday weekends or for longer than three hours.

A resident may not gather groups of more than 10 people in the pool area, including the host GTC resident and guests, unless the pool and cabana have been reserved for a private event. If no reservation has been scheduled and the overall number at any point exceeds 10 persons, the resident will be required to ask some family members or guests to leave so as not to exceed the maximum number of 10.

Rules 2 and 11 above require that an adult who is a GTC resident must supervise children under 14 and guests. However, exceptions may be requested by (1) working parents who routinely employ an adult (age 18 or older) caregiver for their child(ren) at their GTC home, and (2) residents who have overnight guests and are unable to accompany them to the pool. If a GTC resident is not present with overnight guests who are younger than 18, an adult guest (age 18 or older) displaying a Board-approved pool pass must be present at the pool, i.e., 14-year-old overnight guests may not swim without supervision by an adult displaying a Board-approved pass. You may contact a Board member to see if you qualify for an exception. Visit gtchoa.com to access the form “Overnight Guest Procedures for Pool Access.” The Board must receive applications for exceptions two weeks in advance of desired usage.

Failure by any resident or his/her guests to follow the stated and posted Swimming Pool Rules could result in the loss of pool and cabana usage for a partial or complete swimming season. To report any inappropriate behavior and/or noncompliance, please contact any GTCHOA Board member. Infractions not related to the pool, including but not limited to violations of GTC Rules and Regulations, Covenants, Conditions and Restrictions and Bylaws may also result in loss of pool and cabana privileges.

PETS

Pets are welcomed at GTC. For their safety, pets are not allowed to run free in the neighborhood; all cats and dogs must wear a collar, preferably with I.D. tag; please keep your dog on a leash. When walking your dog, please be sure to carry a plastic bag, pick up waste, and dispose of the bag at your own residence.

Feeding stray and feral animals such as feral cats is prohibited as anticipated by the municipal codes of the City of Arlington, Texas. The Board has authorized the use of traps for humanely catching feral animals.

Please do not leave your dog in your backyard unattended for long periods of time. Bored and unhappy dogs bark and disturb our neighbors.

NO SOLICITATION

No door-to-door solicitation is allowed by a non-owner or by owners or their family members, friends or acquaintances. The only exception is that owners or their direct, minor family members and minor grandchildren may solicit door-to-door under the following conditions:

- a. Door-to-door solicitation by an owner and/or his family is limited to a total of two hours in a day and no more than five days per calendar year.
- b. Soliciting is limited to soliciting contributions or soliciting the purchase of merchandise only if such contributions or purchases benefit a tax exempt, nationally recognized, charitable organization; or are for a school sponsored event or activity, a nationally recognized youth organization or a memorial fund established due to the death of an owner or a member of the owner's family.

LANDSCAPING

All front yards must be natural grass, and HOA dues pay for lawn and shrub maintenance. All lawns are mowed weekly during the growing season, front and back. A landscape maintenance schedule is published on GTCHOA.com each year and monthly reminders are published in the newsletter. Do not set sprinkler systems to run after midnight in the morning on mowing days. Artificial turf is allowed in back and side yards that are not visible from the street.

It is the owner's responsibility to ensure that his/her sprinkler system is working properly, and adequate sprinkling is necessary to keep lawns from browning during hot summers. Be sure your sprinklers are in good working order, replace heads as necessary, and water regularly.

Tree trimming is your responsibility. Tree foliage must be kept no lower than seven feet from the ground to permit unobstructed passage for the mowers and trimmers. Also the canopies must be uniformly trimmed and thinned enough to (1) allow a minimum of four hours sunlight to reach the grass and (2) not extend past your property line. If low-hanging branches touch the U.S. mail delivery vehicle, postal regulations permit the carrier to not deliver to that mailbox.

Yard drainage and management of surface water runoff is the responsibility of the owner. The installation of a French drain is allowed so long as it discharges into the street. An owner may drill or bore through the curb, but may not cut the curb in the front of a home to accommodate a drainage discharge pipe.

TRASH AND RECYCLING

The City of Arlington picks up bagged trash on Mondays and Thursdays. Recycle items are picked up on Thursdays. Bagged trash may not be put on curb prior to 6:00 am on the day of pickup. Recycle carts may be placed at the curb no earlier than 9:00 p.m. the day before pickup. Recycle carts must be stored in the garage or in a place not visible from the street.

GTCHOA.COM AND OTHER METHODS OF COMMUNICATION

GTCHOA.com houses the current version of our Bylaws, Declaration of Covenants, Conditions and Restrictions, resident roster, Board of Directors' names and contact information, and these Rules and Regulations. Some of this information requires you, as an authorized GTC owner, to create an account that allows access to the entire website. To register, pull down under "Member Login" on the main menu, click on "Register" and complete the registration form. After your residency is verified (usually within 24 hours), you will have access to all content.

When information must be disseminated, announcements are published on the website and, when appropriate, distributed to residents through the Post Office, via e-mail, or directly to your home by the Board.

ROSTER OF RESIDENTS

A roster of all resident names and phone numbers is maintained. Residents can access the roster by creating an account on GTCHOA.com or by requesting a paper copy from the Treasurer. They can also request that personal information not be included on the roster. Please notify the Treasurer if numbers change or are disconnected.

MEETINGS, ELECTIONS AND RECORDS

The Board of Directors holds open meetings at 6:30 p.m. on the third Wednesday of each month. Weather permitting, the meetings are held at the cabana at the pool. All GTC residents are welcome to attend. Minutes of meetings are maintained by the Secretary and are posted after Board approval at the next monthly meeting on GTCHOA.com. The minutes are also available upon request to the Secretary at secretary@gtchoa.com

The fiscal year for the HOA is July 1 to June 30. An Annual Meeting of all HOA members is held at 7:30 p.m. on the second Thursday of June in the pool area for the purposes of presenting a status report of activities in previous 12 months, approving the budget for the next fiscal year, and electing new directors for those terms that are expiring. Non-owners are also welcome. Written notice of this meeting, with a ballot enclosed, is mailed not later than the tenth day or earlier than the sixtieth day before the date of the meeting. Members may vote by proxy or bring their ballot to the meeting (one vote per residence). Ballots must be signed. At this meeting, each director will present a report on his/her area of responsibility and questions are encouraged.

The HOA shall adopt and maintain all association records in compliance with Section 209.005 of the Texas Property Code. The HOA shall make all such records of the association including financial records, open to and reasonably available for examination by owners or their designee(s) as required by the Georgetown Commons Homeowners Association Records Production Policy, as required by Section 209.005 of the Texas Property Code. Fees for

production of records is subject to change by resolution adopted at the annual meeting of the members. Refer to GTC Guidelines for Records Production and Records Retention, which are attached to these rules.

DUES AND ASSESSMENT

When preparing the budget each year, the Board of Directors sets the annual dues amount. Occasionally dues are increased but only when budgetary constraints require it.

Quarterly dues statements are sent to each owner and are due on the first day of the month in January, April, July and October. Dues are considered delinquent if not paid by the end of the month when due. Delinquent accounts are subject to 10% interest after a \$20 late fee. Our Guidelines for Collection and Payment Plan, written in accordance with Texas law, are attached to these Rules and Regulations.

Please drop your payment in the GTC mailbox at the corner by the pool. Please place your check in an envelope, because the mailbox sometimes leaks during rainy weather.

GARAGE SALES AND ESTATE SALES

An annual neighborhood garage sale is held in the fall, provided that enough residents participate. The HOA pays for signs and advertising, and the gate is left open for shoppers. All you have to do is notify the volunteer in charge of the sale that you are participating. Unsold items may be placed at your curb after the sale ends, and Mission Arlington will pick them up. No other garage sales are permitted.

Estate sales may be held with permission of the Board of Directors. Contact any Board member to register your request at least a week prior to the date you wish to hold the estate sale.

SOCIAL OPPORTUNITIES

There are various opportunities to socialize and get to know everyone in the community. For example, a Supper Club, Bunco Club, and Water Aerobics are available for your enjoyment. Just ask any director for more information.

VOLUNTEER OPPORTUNITIES

Georgetown Commons would not be what it is without our volunteers, and the opportunities are varied. These are examples:

1. Board of Director positions
2. Pool supervisor
3. Delivery of informational flyers
4. Staking American flags on every street on certain holidays

5. Garage Sale coordinator
6. Holiday decorating
7. Seasonal planting
8. Underwriting of various HOA events, services and communications
9. Computer and website support

BOARD OF DIRECTORS

Seven volunteers comprise the Board of Directors, each of whom are elected by the owners for a two-year term. Elections of either three directors or four directors alternate each year. The directors decide assignments to the following responsibilities after each election.

1. President
2. Vice President and Director of Covenants, Conditions and Restrictions
3. Secretary
4. Treasurer
5. Director of Community Development & Beautification - Lawn and Common Ground Maintenance
6. Director of Community Development & Beautification - Street and Light Maintenance
7. Director of Security and Gatekeeper

Names, telephone numbers and e-mail addresses for each director are listed on our official website, GTCHOA.com, and may be accessed by registered users with an account. Please feel free to contact any director with your questions, suggestions, complaints or other communication.

**GEORGETOWN COMMONS
HOMEOWNERS ASSOCIATION
GUIDELINES INDEX**

Billing and Collections	12
Collection by Third Parties	14
Credit Reporting Services	15
Flag Displays	16
Payment Plans	13
Rainwater Recovery Systems	19
Records Production Requests	21
Records Retention	24
Religious Item Displays	26
Request for HOA Records	21
Roofing Materials	28
Shingles	28
Solar Energy Devices	30
Third Party Collections	14

**GEORGETOWN COMMONS HOMEOWNERS ASSOCIATION
GUIDELINES FOR COLLECTION AND PAYMENT PLANS, THIRD PARTY
COLLECTIONS, AND CREDIT REPORTING SERVICES**

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

WHEREAS, GEORGETOWN COMMONS HOMEOWNERS' ASSOCIATION ("Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declaration of Covenants, Conditions and Restrictions for Georgetown Commons and any Amendments thereto (referred to collectively as the "Declaration"); and

WHEREAS, § 209.0062 of the TEXAS PROPERTY CODE was amended September 1, 2015, regarding alternative payment schedules for assessments ("Payment Plans"); and

WHEREAS, § 209.0064 of the TEXAS PROPERTY CODE was amended effective September 1, 2021, regarding third party collections; and

WHEREAS, § 209.0065 of the TEXAS PROPERTY CODE was added effective September 1, 2021, regarding credit reporting services; and

WHEREAS, the Board of Directors of the Association desires to establish a policy for collection of assessments, payment plans, and credit reporting services consistent with § 209.0062, § 209.0064 and § 209.0065, and to provide clear and definitive guidance to owners.

NOW, THEREFORE, the Board has duly adopted the following *Collection and Payment Plans, Third Party Collections, and Credit Reporting Guidelines*.

Billing and Collection

1. The Board shall cause quarterly invoices ("Initial Invoices") to be delivered to each owner of a lot in the community for which payment of the quarterly assessment is due. The Initial Invoices shall be sent to the address which appears in the records of the Association for the owner, or to such other address that has been designated by the owner, in writing, to the Association.

2. All quarterly assessments shall be due and payable on or before January 10, April 10, July 10 and October 10 of each year. If payment of a quarterly assessment and any other charges which may be due is not received by the Association within thirty (20) days of the original due date, the account shall be delinquent and a late fee of \$20.00, plus interest may be assessed as provided in the dedicatory instruments.

3. If a quarterly assessment is not timely paid, on or about the 60th day following the due date, the Association may send an invoice ("Final Notice") to the owner by certified mail, return receipt requested, and by regular U. S. first-class mail. The Final Notice will advise the owner that if the account is not paid within 30 days from the date of the Final Notice, the account will be turned over to an attorney for further handling, and the owner will thereafter be responsible for the reasonable fees and costs incurred. The Final Notice will also inform the owner that pursuant to Chapter 209 of the TEXAS PROPERTY CODE, the owner's right to use the common properties may be suspended and the owner has the right to request a hearing before the Board.

4. If the delinquent balance is not paid in full or a hearing is not requested, in writing, within 30 days from the date of the Final Notice, the Association will suspend the owner's right to use the recreational facilities and the common properties and may forward the delinquent account to its attorney for further handling.

5. All costs incurred by the Association as a result of an owner's failure to pay assessments and other charges when due (including any attorney's fees and costs incurred) will be charged against the owner's assessment account and shall be collectible in the same manner as a delinquent assessment.

Payment Plans

1. Owners are entitled to pay for delinquent amounts owed to the Association under a Payment Plan in compliance with this Policy.

2. Late fees, penalties and delinquent collection related fees associated with the debt for which the Payment Plan was created will be not be added to the owner's account while the Payment Plan is active. The Association may assess a fee for administering a Payment Plan. Such fee will be listed on the Payment Plan form and may be amended from time-to-time. Interest will continue to accrue during a Payment Plan pursuant to the Declaration. The Association may provide an estimate of the amount of interest that will accrue under any proposed plan.

3. All Payment Plans must be in writing on the form provided by the Association and signed by the owner.

4. The Payment Plan becomes effective and is designated as "active" upon:

- a. receipt of a fully completed and signed Payment Plan form;
- b. receipt of the first payment under the plan; and
- c. acceptance by the Association as compliant with this policy.

5. A Payment Plan may be not less than three (3) months or more than 18 months.

6. A Payment Plan must include sequential monthly payments. The total of all proposed payments must equal the current balance plus Payment Plan administrative fees, if any, and the estimated accrued interest.

7. If a Payment Plan is approved that will extend into the next assessment cycle, the owner will be required to pay future assessments by the due date in addition to the payments specified in the Payment Plan.

8. If the owner defaults on the terms of the Payment Plan, the Payment Plan will be revoked. The Association will provide written notice to the owner that the Payment Plan has been revoked and the charges for any such notices shall be assessed to the owner's account. It is considered a default of the Payment Plan, if the owner:

- a. fails to return a signed Payment Plan form with the initial payment; or
- b. fails to make a payment due in a calendar month; or
- c. makes a payment for less than the agreed upon amount; or
- d. fails to pay a future assessment that accrues during the term of a Payment Plan.

9. In the absolute discretion of the Association, the Association may waive default under items b, c or d above if the owner corrects the default within seven (7) days. The Association has no obligation to provide a courtesy notice to the owner of the missed or short payment.

10. If a Payment Plan is revoked, the full amount due by the owner shall immediately become due. The Association will resume the process for collecting amounts owed using all remedies available under the Declaration and the law.

11. Payment Plans are not available to any owner who has defaulted on the terms of a Payment Plan within the last two (2) years.

Third Party Collections

1. "Collection agent" means a debt collector, as defined by Section 803 of the federal Fair Debt Collection Practices Act (15 U.S.C. Section 1692a).

2. The Association may not hold an Owner liable for fees of a collection agent retained by the Association unless the Association first provides written notice to the Owner by certified mail that:

- a. specifies each delinquent amount and the total amount of the payment required to make the account current;
- b. if the Association is subject to Section 209.0062 or the Association's dedicatory instruments contain a requirement to offer a payment plan, describes the options the owner has to avoid having the account turned over to a collection agent, including information regarding availability of a payment plan through the Association; and
- c. provides a period of at least 45 days for the Owner to cure the delinquency before further collection action is taken.

3. An owner is not liable for fees of a collection agent retained by the Association if:

- a. the obligation for payment by the Association to the Association's collection agent for fees or costs associated with a collection action is in any way dependent or contingent on amounts recovered; or

b. the payment agreement between the Association and the Association's collection agent does not require payment by the Association of all fees to a collection agent for the action undertaken by the collection agent.

4. The agreement between the Association and the Association's collection agent may not prohibit the owner from contacting the Association board or the Association's managing agent regarding the owner's delinquency.

5. The Association may not sell or otherwise transfer any interest in the Association's accounts receivables for a purposes other than as collateral for a loan.

Credit Reporting Services

1. The Association or its collection agent may not report to a credit reporting service any delinquent fines, fees, or assessments that are the subject of a pending dispute between the Owner and the Association.
2. The Association may report to a credit reporting service the delinquent payment history of assessments, fines, and fees of Owners within its jurisdiction only if:
 - a. at least 30 business days before reporting to a credit reporting service, the Association sends to the Owner, via certified mail, hand delivery, electronic delivery, or by other delivery means acceptable between the parties, a detailed report of all delinquent charges owed; and
 - b. the property Owner has been given the opportunity to enter into a payment plan.
3. The Association may not charge a fee to an individual property owner for the reporting of the delinquent payment history of assessments, fines, and fees to a credit reporting service.

The guidelines are effective upon recordation in the Public Records of Tarrant County, and supersede any guidelines for payment plan policy which may have previously been in effect. Except as affected by Section 202.011 and/or by these guidelines, all other provisions contained in the Declaration or any other dedicatory instruments of the Association shall remain in full force and effect.

Approved and adopted by the Board on this 18th day of October, 2023.

GEORGETOWN COMMONS
HOMEOWNERS ASSOCIATION

**GEORGETOWN COMMONS HOMEOWNERS ASSOCIATION
GUIDELINES FOR DISPLAY OF FLAGS**

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

WHEREAS, GEORGETOWN COMMONS HOMEOWNERS ASSOCIATION ("Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declaration of Covenants, Conditions and Restrictions for Georgetown Commons and any Amendments thereto (referred to collectively as the "Declaration"); and

WHEREAS, § 202.012 of the TEXAS PROPERTY CODE was amended effective June 14, 2013, regulating the display of flags; and

WHEREAS, the Board of Directors 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 display of flags therein, it is appropriate for the Association to amend the guidelines regarding the display of flags.

NOW, THEREFORE, the Board has duly adopted the following *Guidelines for Display of Flags* within the community.

1. These Guidelines apply to the display of ("Permitted Flags"):
 - a. the flag of the United States of America;
 - b. the flag of the State of Texas; or
 - c. an official or replica flag of any branch of the United States armed forces.

2. These Guidelines do not apply to any flags other than the Permitted Flags listed in Section 1 above including, but not limited to:
 - a. flags for schools, sports teams, businesses or foreign countries;
 - b. flags with marketing, seasonal, historical, commemorative, nautical, political or religious themes; or
 - c. historical versions of flags permitted in section 1 above.

3. An Owner may display only one Flag at any given time. Permitted Flags may be displayed subject to these guidelines. Advance written approval of the Architectural Review Authority is required for any free-standing flagpole and any additional illumination associated with the display of Permitted Flags.

4. Permitted Flags must be displayed in a respectful manner in accordance with the current relevant federal, state or military code.
5. Permitted Flags must be displayed from a pole attached to a structure or a free-standing pole.
6. Permitted Flags may not be draped over or directly attached to structures. For example, a Permitted Flag may not be laid across a fence or stapled to a garage door.
7. Permitted Flags shall be no larger than three foot (3') by five foot (5') in size.
8. Only one Permitted Flag may be displayed on a flagpole attached to a structure or on an approved free-standing flagpole that is at least fourteen feet (14') tall. The display of more than one flag at the same time is prohibited.
9. Flagpoles must be constructed of permanent, long-lasting materials with an appropriate finish that is harmonious with the dwelling.
10. A flagpole attached to a structure may be up to six feet (6') long and must be securely attached with a bracket with an angle of 30 to 45 degrees down from vertical. The flagpole must be attached in such a manner as to not damage the structure. One attached flagpole is allowed on any portion of a structure facing a street and one attached flagpole is allowed on the rear or backyard portion of a structure. Brackets which accommodate multiple flagpoles are not allowed.
11. Free-standing flagpoles may be up to twenty feet (20') tall, including any ornamental caps. Free-standing flagpoles must be permanently installed in the ground according to manufacturer's instructions. One free-standing flagpole is allowed in the portion of the owner's property between the main residential dwelling and any street, and one free-standing flagpole is allowed in the rear or backyard portion of a property.
12. Free-standing flagpoles may not be installed in any location described below:
 - a. in any location other than the property of an owner
 - b. within a ground utility easement or encroaching into an aerial easement.
 - c. beyond the side or rear setback lines (for example, on a lot with a 10' side setback line, a flagpole may not be installed closer than 10' from the side property line);
 - d. beyond half the distance of the front setback line (for example, on a lot with a 30' front setback line, a flagpole may not be installed closer than 15' from the front property line); or
 - e. closer to a dwelling on an adjacent lot than the height of the flagpole (for example, a 20' flagpole cannot be installed closer than 20' from an adjacent house).

13. Lighting may be installed to illuminate a Permitted Flag if it will be displayed at night and if existing ambient lighting does not provide proper illumination. Flag lighting must:

- a. be ground mounted in the vicinity of the flag;
- b. utilize a fixture that screens the bulb and directs light in the intended direction with minimal spillover;
- c. point towards the flag and face the main structure on the property or to the center of the property if there is no structure; and
- d. provide illumination not to exceed the equivalent of a 60 watt incandescent bulb or 8.5 to 10 watt LED.

14. Flagpoles must not generate unreasonable noise levels which would disturb the quiet enjoyment of other residents. Each flagpole owner should take steps to reduce noise levels by using vinyl or plastic snap hooks, installing snap hook covers or securing a loose halyard (rope) around the flagpole with a flagpole clasp.

15. Flagpoles are allowed solely for the purpose of displaying a Permitted Flag. If a flagpole is no longer used on a daily basis, it must be removed.

16. All flags and flagpoles must be maintained in good condition. Deteriorated flags must be removed and promptly replaced. Deteriorated or structurally unsafe flagpoles must be promptly repaired, replaced or removed.

The guidelines are effective upon recordation in the Public Records of Tarrant County, and supersede any for display of flags which may have previously been in effect. Except as affected by § 202.012 and/or by these guidelines, all other provisions contained in the Declaration or any other dedicatory instruments of the Association shall remain in full force and effect.

Approved and adopted by the Board on this 18th day of October, 2023.

GEORGETOWN COMMONS
HOMEOWNERS ASSOCIATION

**GEORGETOWN COMMONS HOMEOWNERS ASSOCIATION
GUIDELINES FOR RAINWATER RECOVERY SYSTEMS**

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

WHEREAS, GEORGETOWN COMMONS HOMEOWNERS ASSOCIATION ("Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declaration of Covenants, Conditions and Restrictions for Georgetown Commons and any Amendments thereto (referred to collectively as the "Declaration"); and

WHEREAS, § 202.007(d) of the TEXAS PROPERTY CODE was added effective September 1, 2011, regulating rain barrels and rainwater harvesting systems (referred to collectively as Rainwater Recovery Systems); and

WHEREAS, the Board of Directors 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 the advance written approval of the Architectural Review Authority 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;
 - b. by burying the tanks or barrels; or
 - c. by placing equipment in an outbuilding otherwise approved by Architectural Review Authority.

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;
- 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;
- 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 or beside 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 Review Authority approved ponds may be used as an architectural feature.

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.

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 Declaration or any other dedicatory instruments of the Association shall remain in full force and effect.

Approved and adopted by the Board on this 18th day of October, 2023.

GEORGETOWN COMMONS
HOMEOWNERS ASSOCIATION

**GEORGETOWN COMMONS HOMEOWNERS ASSOCIATION
GUIDELINES FOR RECORDS PRODUCTION**

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

WHEREAS, GEORGETOWN COMMONS HOMEOWNERS ASSOCIATION ("Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declaration of Covenants, Conditions and Restrictions for Georgetown Commons and any Amendments thereto (referred to collectively as the "Declaration"); and

WHEREAS, § 209.005 of the TEXAS PROPERTY CODE was amended effective January 1, 2012 regarding owner access to Association documents and records ("Records"); and

WHEREAS, the Board of Directors of the Association desires to establish a policy for records production consistent with § 209.005 and to provide clear and definitive guidance to property owners.

NOW, THEREFORE, the Board has duly adopted the following *Records Production Policy*.

1. Association Records shall be reasonably available to every owner. An owner may also provide access to Records to any other person (such as an attorney, CPA or agent) they designate in writing as their proxy for this purpose. To ensure a written proxy is actually from the owner, the owner must include a copy of his/her photo ID or have the proxy notarized.

2. An owner, or their proxy as described in section 1, must submit a written request for access to or copies of Records. The letter must:

- a. be sent by certified mail to the Association's address as reflected in its most recent Management Certificate filed in the County public records;
- b. contain sufficient detail to identify the specific Records being requested; and
- c. indicate whether the owner or proxy would like to inspect the Records before possibly obtaining copies or if copies of the specified Records should be forwarded. If forwarded, the letter must indicate the format, delivery method and address:
 - i. format: electronic files, compact disk or paper copies
 - ii. delivery method: email, certified mail or pick-up

3. Within ten (10) business days of receipt of the request specified in section 2 above, the Association shall provide:

- a. the requested Records, if copies were requested and any required advance payment had been made; or
- b. a written notice that the Records are available and offer dates and times when the Records may be inspected by the owner or their proxy during normal business hours at the office of the Association; or
- c. a written notice that the requested Records are available for delivery once a payment of the cost to produce the records is made and stating the cost thereof; or
- d. a written notice that a request for delivery does not contain sufficient information to specify the Records desired, the format, the delivery method and the delivery address; or
- e. a written notice that the requested Records cannot be produced within ten (10) business days but will be available within fifteen (15) additional business days from the date of the notice and payment of the cost to produce the records is made and stating the cost thereof.

4. The following Association Records are not available for inspection by owners or their proxies:

- a. the financial records associated with an individual owner;
- b. deed restriction violation details for an individual owner;
- c. personal information, including contact information other than an address for an individual owner; and
- d. attorney files and records relating to the association.

5. The information in a, b and c above will be released if the Association receives express written approval from the owner whose records are the subject of the request for inspection.

6. Association Records may be maintained in paper format or in an electronic format.

7. If a request is made to inspect Records and certain Records are maintained in electronic format, the owner or their proxy will be given access to equipment to view the electronic records. Association shall not be required to transfer such electronic records to paper format unless the owner or their proxy agrees to pay the cost of producing such copies.

8. If an owner or their proxy inspecting Records requests copies of certain Records during the inspection, Association shall provide them promptly, if possible, but no later than ten (10) business days after the inspection or payment of costs, whichever is later.

9. The owner is responsible for all costs associated with a request under this Policy, including but not limited to copies, postage, supplies, labor, overhead and third party. Fees (such as archive document retrieval fees from off-site storage locations) as listed below:

- a. black and white 8.5"x11" single sided copies ... \$0.25 each
- b. black and white 8.5"x11" double sided copies ... \$0.50 each
- c. color 8.5"x11" single sided copies ... \$2.00 each

- d. color 8.5"x11" double sided copies ... \$4.00 each
- e. PDF images of documents ... \$0.25 per page
- f. compact disk ... \$2.00 each
- g. labor and overhead ... \$18.00 per hour
- h. mailing supplies ... \$1.00 per mailing
- i. postage ... at cost
- j. other supplies ... at cost
- k. third party fees ... at cost

10. Any costs associated with a Records request must be paid in advance of delivery by the owner or their proxy. An owner who makes a request for Records and subsequently declines to accept delivery will be liable for payment of all costs under this Policy.

11. If the owner fails to pay the total amount invoiced within thirty (30) days after the date a statement is mailed to the Owner, any unpaid balance will be added to the Owner's account as an assessment.

12. All costs associated with fulfilling the request under this Policy will be paid to the Association's Managing Agent. All fees paid to the Association under this Policy will be reimbursed to the Association's Managing Agent or paid directly to the Association's Managing Agent.

Approved and adopted by the Board on this 18th day of April, 2014.

GEORGETOWN COMMONS
HOMEOWNERS ASSOCIATION

**GEORGETOWN COMMONS HOMEOWNERS ASSOCIATION
GUIDELINES FOR RECORDS RETENTION**

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

WHEREAS, GEORGETOWN COMMONS HOMEOWNERS ASSOCIATION (“Association”) is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declaration of Covenants, Conditions and Restrictions for Georgetown Commons and any Amendments thereto (referred to collectively as the “Declaration”); and

WHEREAS, § 209.005(m) of the TEXAS PROPERTY CODE was amended effective January 1, 2012 regarding retention of Association documents and records; and

WHEREAS, the Board of Directors of the Association desires to establish a policy of record retention consistent with § 209.005 and to provide clear and definitive guidance to property owners.

NOW, THEREFORE, the Board has duly adopted the following *Records Retention Policy*.

1. Association Records may be maintained in proper format or in an electronic format that can be readily transferred to paper.
2. Association Records shall be retained for the durations listed below:
 - a. certificate of formation or articles of incorporation, bylaws, restrictive covenants, other dedicatory instruments and any amendments to same shall be retained permanently;
 - b. financial books and records, including annual budgets, reserve studies, monthly financial statements and bank statements, shall be retained for seven (7) years;
 - c. account records of current owners shall be retained for five (5) years;
 - d. contracts with a term of one year or more shall be retained for four (4) years after the expiration of the contract term;
 - e. minutes of meetings of the owners and the Board shall be retained for seven (7) years after the date of the meeting;
 - f. tax returns and CPA audit records shall be retained for seven (7) years after the last date of the return or audit year;
 - g. decisions of the Board regarding applications, variances, waivers or related matters associated with individual properties shall be retained for seven (7) years from the decision date; and

h. decisions of the Board regarding applications, variances, waivers or related matters associated with individual properties shall be retained for seven (7) years from the decision date.

3. Any Records not described above may be retained for the duration deemed to be useful to the purpose of the Association, in the discretion of the Board, its attorney or its managing agent.

4. Upon expiration of the retention period listed above, the Records shall no longer be considered Association records and may be destroyed, discarded, deleted, purged or otherwise eliminated.

Approved and adopted by the Board on this 18th day of April, 2014.

GEORGETOWN COMMONS
HOMEOWNERS ASSOCIATION

GEORGETOWN COMMONS HOMEOWNERS ASSOCIATION GUIDELINES FOR DISPLAY OF CERTAIN RELIGIOUS ITEMS

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

WHEREAS, GEORGETOWN COMMONS HOMEOWNERS ASSOCIATION ("Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declaration of Covenants, Conditions and Restrictions for Georgetown Commons and any Amendments thereto (referred to collectively as the "Declaration"); and

WHEREAS, § 202.018 of the TEXAS PROPERTY CODE was amended effective September 1, 2021, regarding the display of certain religious items; and

WHEREAS, the Board of Directors of the Association has determined that in order to maintain the aesthetics and architectural harmony of the community, and to provide clear and definitive guidance regarding the display of certain religious items therein, it is appropriate for the Association to adopt guidelines regarding the display of certain religious items within the community.

NOW, THEREFORE, the Board has duly adopted the following *Guidelines for Display of Certain Religious Items* within the community.

1. A property Owner or resident may display or affix on the Owner's or resident's property or dwelling one or more religious items, the display of which is motivated by the Owner's or resident's sincere religious belief.
2. To the extent allowed by the Texas and United States constitutions, any such displayed or affixed religious items may not:
 - a. threaten public health or safety;
 - b. violate a law other than a law prohibiting the display of religious speech;
 - c. contain language, graphics or any display that is patently offensive to a passerby for reasons other than its religious content;
 - d. be installed on property owned or maintained by the Association or owned in common by members of the Association;
 - e. violate any applicable building line, right-of-way, setback, or easement; or
 - f. be attached to a traffic control device, street lamp, fire hydrant, or utility sign, pole or fixture.

3. Approval from the Architectural Review Authority is not required for displaying religious items in compliance with these guidelines.
4. The Association may remove any items displayed in violation of these guidelines.

The guidelines are effective upon recordation in the Public Records of Tarrant County, and supersede any guidelines for certain religious items which may have previously been in effect. Except as affected by Section 202.018 and/or by these guidelines, all other provisions contained in the Declaration or any other dedicatory instruments of the Association shall remain in full force and effect.

Approved and adopted by the Board on this 18th day of October, 2023.

GEORGETOWN COMMONS
HOMEOWNERS ASSOCIATION

**GEORGETOWN COMMONS HOMEOWNERS ASSOCIATION
GUIDELINES FOR ROOFING MATERIALS**

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

WHEREAS, GEORGETOWN COMMONS HOMEOWNERS ASSOCIATION ("Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declaration of Covenants, Conditions and Restrictions for Georgetown Commons and any Amendments thereto (referred to collectively as the "Declaration"); and

WHEREAS, § 202.011 of the TEXAS PROPERTY CODE was added effective June 17, 2011, regulating certain roofing materials; and

WHEREAS, the Board of Directors 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 roofing materials therein, it is appropriate for the Association to adopt guidelines regarding roofing materials within the community.

NOW, THEREFORE, the Board has duly adopted the following *Guidelines for Roofing Materials* within the community.

1. All buildings shall be roofed with composition shingles unless otherwise approved in writing by the Architectural Review Authority. Wood shingles are prohibited.
2. Any replacement roof made of materials or colors different than the current roof must be approved by the Architectural Review Authority. Acceptable colors are earth tone such as black, brown, tan or gray. Blues, reds or yellows are prohibited.
3. Ridge vents are encouraged; to improve ventilation, reduce attic temperature and reduce cooling costs, but are not required.
4. All roof protrusions, such as vents or roof jacks, must be of a color similar to roofing shingles.
5. With advance written approval from the Architectural Review Authority, an owner may install shingles ("Alternate Shingles") which are designed primarily to:
 - a. be wind and hail resistant;
 - b. provide heating or cooling efficiencies greater than traditional composition shingles; or
 - c. provide solar energy capture capabilities.

6. When installed, Alternate Shingles must:

- a. resemble the shingles used or authorized on property within the subdivision;
- b. be more durable than and of equal or superior quality to the shingles used or authorized on property within the subdivision; and
- c. match the aesthetics of properties surrounding the owner's property.

The guidelines are effective upon recordation in the Public Records of Tarrant County, and supersede any guidelines for roofing materials which may have previously been in effect. Except as affected by Section 202.011 and/or by these guidelines, all other provisions contained in the Declaration or any other dedicatory instruments of the Association shall remain in full force and effect.

Approved and adopted by the Board on this 18th day of October, 2023.

GEORGETOWN COMMONS
HOMEOWNERS ASSOCIATION

**GEORGETOWN COMMONS HOMEOWNERS ASSOCIATION
GUIDELINES FOR SOLAR ENERGY DEVICES**

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

WHEREAS, GEORGETOWN COMMONS HOMEOWNERS ASSOCIATION ("Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declaration of Covenants, Conditions and Restrictions for Georgetown Commons and any Amendments thereto (referred to collectively as the "Declaration"); and

WHEREAS, § 202.010 of the TEXAS PROPERTY CODE was amended effective September 1, 2015, regulating solar energy devices; and

WHEREAS, the Board of Directors of the Association has determined in order to maintain the aesthetics and architectural harmony of the community, and to provide clear and definitive guidance regarding solar energy devices therein, it is appropriate for the Association to adopt guidelines regarding solar energy devices within the community.

NOW, THEREFORE, the Board has duly adopted the following *Guidelines for Solar Energy Devices* within the community.

1. These guidelines apply to solar energy devices as defined in §171.107(a) of the TEXAS TAX CODE. A solar energy device 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. The term 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.
2. Such Devices may only be installed with advance written approval of
 - a. the Architectural Review Authority, subject to these guidelines and the scope of authority and accountability as written in dedicatory instruments of the Association; and
 - b. all property owners of adjoining property.
3. Any such Device must be installed on land or structures owned by the property owner. No portion of the Devices may encroach on adjacent properties or common areas.
4. Such Devices may only be installed in the following locations:
 - a. on the roof of the main residential dwelling;
 - b. on the roof of any other approved structure; or
 - c. within a fenced yard or patio.

5. Devices mounted on a roof must:

- a. have no portion of the Device extend higher than or beyond the roofline of the roof section to which it is attached;
- b. conform to the slope of the roof and have a top edge that is parallel to the roofline;
- c. have a frame, support bracket, or visible piping or wiring that is painted in a single color to blend with the home; and
- d. if located within a fenced yard or patio, the Device must not be taller than the top of the fence line.

6. Devices may not be mounted in an area other than an area designated by the Association unless the alternate location increases the estimated annual energy production of the Device, as determined using a publicly available modeling tool provided by the National Renewable Energy Laboratory, by more than 10 percent above the energy production of the Device if located in an area designated by the Association.

The guidelines are effective upon recordation in the Public Records of Tarrant County, and supersede any guidelines for solar energy devices which may have previously been in effect. Except as affected by § 202.010 and/or by these guidelines, all other provisions contained in the Declaration or any other dedicatory instruments of the Association shall remain in full force and effect.

Approved and adopted by the Board on this 18th day of October, 2023.

GEORGETOWN COMMONS
HOMEOWNERS ASSOCIATION