



RIDGEGATE COMMUNITY IMPROVEMENT ASSOCIATION, INC.
GUIDELINE REGARDING REGULATION OF
TURF, VEGETATION AND RAIN BARRELS
ACCORDING TO THE TEXAS PROPERTY CODE

WHEREAS, the Board of Directors of Ridgeway Community Improvement Association, Inc. (the "Association") is authorized to administer the affairs of the Association and provide for the health, safety and welfare of the members and property within the Association and specifically for regulation of turf, vegetation and rain barrels; and,

WHEREAS, Section 202.007 of the Texas Property Code authorizes property owner associations to enforce a provision that regulates turf, vegetation and rain barrels as set forth therein provided it complies with the specific provisions of the Texas Property Code with respect to properties within the jurisdiction of the Association; and

WHEREAS, the Association desires to fully comply with the requirements of Section 202.007 of the Texas Property Code;

NOW THEREFORE, BE IT RESOLVED THAT: the following Guideline regarding flag displays is hereby adopted by a motion, second of the motion and approval by a majority of the members of the Board of Directors at a board meeting :

The Association shall enforce the following guideline for installation turf, vegetation and rain barrels on the properties within the jurisdiction of the Association.

The Association will not enforce a provision that prohibits or restricts implementing measures promoting solid waste composting of vegetation, including grass clippings, leaves, or brush, or leaving grass clippings uncollected on grass. Further, the Association will not prohibit or restrict implementing efficient irrigation systems, including underground drip or other drip systems. However, the Association adopts or enforces reasonable provisions; including:

- 1) restrict the requirements, including size, type, shielding, and materials, for or the location of a composting device provided it does not prohibit the economic installation of the device on the property owner's property where there is reasonably sufficient area to install the device;
- 2) not requiring the Association to permit a composting device to be installed in or on property:
 - A) owned by the Association;
 - B) owned in common by the members of the Association;
 - C) in an area other than the fenced yard or patio of a property owner;
- 3) regulating the installation of efficient irrigation systems, including establishing visibility limitations for aesthetic purposes;

- 4) regulating the installation of gravel, rocks, or cacti;
- 5) regulating yard and landscape maintenance provided it does not restrict or prohibit turf or landscaping design that promotes water conservation;
- 6) not requiring the Association to permit a rain barrel or rainwater harvesting system to be installed in or on property that is owned by the Association, owned in common with the members of the Association; or

A) is located between the front of the property owner's home and an adjoining or adjacent street; or

B) the barrel or system:

i) is of a color other than a color consistent with the color scheme of the property owner's home; or

ii) displays any language or other content that is not typically displayed by such a barrel or system as it is manufactured; or

7) regulating the size, type, and shielding of, and the materials used in the construction of, a rain barrel, rainwater harvesting device, or other appurtenance that is located on the side of a house or at any other location that is visible from a street, another lot, or a common area if:

A) such restriction prohibits the economic installation of the device or appurtenance on the property owner's property; and

B) there is a reasonably sufficient area on the property owner's property in which to install the device or appurtenance.

ADOPTED this 12 day of December, 2011.

RIDGEGATE COMMUNITY
IMPROVEMENT ASSOCIATION, INC.

By: Paster Drones
Paster Drones, President

THE STATE OF TEXAS X
 X
COUNTY OF FORT BEND X

THIS INSTRUMENT was acknowledged before me on this the 12th day of, December, 2011, by the said Paster Drones, President of RIDGEGATE COMMUNITY IMPROVEMENT ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.

Shirley G. Austin-Roberts
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



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OFFICIAL PUBLIC RECORDS

Dianne Wilson

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Dianne Wilson COUNTY CLERK

FT BEND COUNTY TEXAS