

**RULES RELATING TO CERTAIN INSTALLATIONS**  
(Rainwater Harvesting, Solar, Political Signs, Flags & Flagpoles, Satellite Dishes)  
**Westminster Glen Estates Homeowners Association, Inc.**  
December 2014

The Association's Board of Directors adopts the following rules relating to certain installations and improvements in the Subdivision:

These rules apply to Installations (defined below) addressed in Texas Property Code Chapter 202 (**Chapter 202**). These rules adopt all conditions and limitations on Installations that Chapter 202 allows the Association to adopt. Installations that do not comply with these rules are prohibited.

1. Installations Covered by this Rule

All restrictions and limitations on rain harvesting equipment, solar energy devices, roofing materials, political signs, flagpoles and flags, and satellite dishes and antennas (collectively, the **Installations**) that are contained in or allowed by Chapter 202, as now existing or later amended, are adopted by the Association as if the same were restated verbatim in this rule. The Association may prohibit Installations that do not comply with the standards contained in these rules.

2. Placement on Association Property

An Installation cannot be located or placed, on property owned, maintained, or controlled by the Association without the Association's advance written consent.

3. Association Approval

All Installations must be submitted to the Association for advance review and approval, as provided in the Association's governing documents, and must otherwise comply with/conform to Association rules, regulations, standards, and guidelines.

4. Rainwater Harvesting Systems

The following restrictions apply to rainwater harvesting systems, as defined by Chapter 202:

a. Rain barrels and rainwater harvesting systems may not be located between the front of the residence and an adjoining or adjacent street. Rain barrels and the rainwater harvesting system must (i) be located at the rear of the residence or other location not visible from the street or other lot, (ii) be adequately shielded from view by fencing, foliage, or other means approved by the Association, and (iii) have storage tanks of a reasonable size, as determined by the Board of Directors in its discretion. These requirements shall be applied in such a way that the system is economically possible and technically feasible for single family residential use.

b. The rain barrel and harvesting system must be a color consistent with the color scheme of the residence.

c. No part of the rain barrel or harvesting system may display any language or other content

that is not typically displayed by such a barrel or system as it is manufactured.

4. Solar Energy Devices

The following additional restrictions apply to solar energy devices, as defined by Chapter 202. Solar energy devices are prohibited if:

- a. A Court rules the device is a threat to the public health or safety or violation of law.
- b. The device is located in a location other than (i) the roof of the home or another permitted/approved structure or (ii) in a fenced yard or patio owned and maintained by the owner.
- c. The device is mounted on the roof of the home and (i) extends higher than or beyond the roofline, (ii) does not conform to the slope of the roof or has a top edge that is not parallel to the roofline, (iii) has a frame, a support bracket, or visible piping or wiring that is not in a silver, bronze, or black tone commonly available in the marketplace, or (iv) is in a location not designated/approved by the Association, unless the owner's requested location increases the estimated annual energy production of the device, as determined by 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 the area designated by the Association.
- d. The device is located in a fenced yard or patio and is taller than the fence line.
- e. The device, as installed, voids material warranties.
- f. The device was installed without prior approval by the Association.

The Association may withhold approval, even if the above standards are met or exceeded, if it determines in writing that placement of the device as proposed by the property owner constitutes a condition that substantially interferes with the use and enjoyment of land by causing unreasonable discomfort or annoyance to persons of ordinary sensibilities.

5. Roofing Materials

Roofing materials designed primarily to be wind and hail resistant, provide heating and cooling efficiencies greater than those provided by customary composite shingles, or provide solar generation capabilities are permissible if, when installed, the materials: (a) resemble in color and appearance shingles used or otherwise authorized for use in the subdivision, (b) are more durable than and are of equal or superior quality to the shingles that are used or authorized in the subdivision, and (c) match the aesthetics of the surrounding property, as determined in the Association's discretion.

6. Political Signs

The following restrictions apply to signs advertising a political candidate or ballot item for an election, as described in Chapter 202:

- a. The signs may be displayed only during the period beginning 90 days before the date of the election to which the sign relates and ending 10 days after that election date.
- b. Only one sign for each candidate or ballot item may be displayed at each residence, and no sign may be larger than four feet by six feet.
- c. Each sign must be ground-mounted, and no sign may (i) contain roofing material, siding, paving materials, flora, one or more balloons or lights, or any other similar building, landscaping, or nonstandard decorative component, (ii) be attached in any way to plant material, a traffic control device, a light, a trailer, a vehicle, or any other existing structure or object, (iii) include the painting of architectural surfaces, (iv) threaten the public health or safety, (v) violate a law, (vi) contain language, graphics, or any display that would be offensive to the ordinary person, or (vii) be accompanied by music or other sounds, by streamers, or otherwise be distracting to motorists.
- d. The Association may remove a sign displayed in violation of these standards.

7. Flags and Flagpoles

The following additional restrictions apply to flags and flagpoles:

- a. Flags may be displayed on free-standing flagpoles, not to exceed 20 ft. in height as measured from ground level, or on building-mounted flagpoles not to exceed 6 ft. in length.
- b. No more than 1 free-standing flagpole may be installed on each lot.
- c. No more than 2 flags may be flown from any flagpole, and no flag may exceed 24 square feet in area.
- d. The Association may require that United States flags be displayed in accordance with any or all of the provisions of United States (4 U.S.C. Sections 5-10), and that Texas flags be displayed in accordance with any or all of the provisions of Texas law (Chapter 3100, Government Code).
- e. Flagpoles may not be installed any closer to the property lines than 20 feet from the front or rear or 15 feet from the sides. The location of each free-standing flagpole must be submitted for approval in the same manner as any other improvement on the lot.
- f. All flagpoles must be constructed of permanent, long-lasting materials, with a finish appropriate to the materials used in the construction of the flagpole and harmonious with the residence.
- g. All flags and flagpoles must be maintained in good condition, and any deteriorated flag or deteriorated or structurally unsafe flagpole must be promptly repaired, replaced, or removed. Each flagpole must be securely anchored at all times.
- h. Exterior illumination of the flag(s) must be submitted for to the Association for approval.
- i. The owner must take reasonable measures to minimize noise from wind contact with the

flagpole, rope, fittings, or flag; the noise should not be discernable more than 25 feet from the flagpole.

8. Satellite Dishes and Antennas

a. Prior approval by the Association is not required for exterior devices designed to receive or transmit over-the-air signals; however, the Association requires that such devices be placed in the least conspicuous location on the lot where an acceptable quality broadcast signal can be obtained. Usually, that means that the device should be located to the rear of the main residence.

b. If the Association believes that the installation/relocation complies with this Rule, no further action by the Owner or Association is necessary. If the Association believes that the installation/relocation does not comply with this Rule, the Association shall promptly advise the Owner of the reason for non-compliance.

c. Notwithstanding the foregoing, satellite dishes that are more than one meter in diameter, antennas that extend more than 12 feet above the roof line, or any other types of radio transmitting antennas and towers, including amateur and citizen's band radio, require prior approval by the Association.