



KELLAR FARMS PROPERTY OWNERS ASSOCIATION, INC.
RAIN BARREL POLICY

STATE OF TEXAS §
 §
COUNTY OF BASTROP §

I. PURPOSE

The purpose of this Rain Barrel Policy (this "***Policy***") is to provide guidance regarding the installation of rain barrels pursuant to Texas Property Code Section 202.007(d). The Board of Directors (the "***Board***") of Kellar Farms Property Owners Association, Inc. (the "***Association***") has determined that it is in the best interest of the Association to establish this Policy concerning the installation of rain barrels on property subject to its jurisdiction.

II. APPLICABILITY AND AUTHORITY

The property encumbered by this Policy is that property restricted by the Declaration of Covenants, Conditions, and Restrictions for Kellar Farms, recorded in the Official Public Records of Bastrop County, Texas, under Clerk’s File No. 202401500, as same has been or may be amended from time to time (the "***Declaration***"), and any other property which has been or may be subsequently annexed into Kellar Farms and made subject to the authority of the Association.

The capitalized terms used in this Policy are defined in the same manner as set forth in the Declaration and the interpretation provision set forth in the Declaration applies to this Policy, which definitions and interpretation provision are incorporated in this Policy by this reference.

Any reference made in this Policy to approval by the Architectural Review Committee (the "***ARC***"), means prior written approval by the ARC.

Pursuant to the Dedicatory Instruments governing the Property, the Association is vested with the authority to adopt policies, rules, and guidelines.

Pursuant to the authority granted in Section 202.007(d) of the Texas Property Code, the Board adopts this Policy, which runs with the land and is binding on all Owners and Lots within the Property. This Policy is effective upon the recording of same. This Policy replaces any previously recorded or implemented policy that addresses the subjects contained in this Policy.

Invalidation of any one or more of the covenants, conditions, restrictions, or provisions contained in this Policy will in no way affect any one of the other covenants, conditions, restrictions, or provisions of this Policy, which remain in full force and effect.

III. RAIN BARREL POLICY

An application must be submitted for review by the ARC, and formal written approval from the ARC is required before installation may begin.

A. RAIN BARRELS

1. Prohibited Rainwater Harvesting Systems/Rain Barrels:

Rainwater harvesting systems or rain barrels (collectively referred to as "*Rain Barrels*") are prohibited in the following circumstances:

- a. Rain Barrels that are located on property owned by the Association;
- b. Rain Barrels that are located on property that is owned in common by the Members of the Association;
- c. Rain Barrels that are located between the front of the Owner's home and an adjoining or adjacent street;
- d. Rain Barrels that are of a color not consistent with the color scheme of the home; and
- e. Rain Barrels that display language or content other than the manufacturer's typical display.

2. Rain Barrels Located in Areas Visible from a Street, Lot, or Common Area:

Rain Barrels that are located on the side of a house or at any other location that is visible from a street, another Lot, or a Common Area must comply with the following:

- a. Rain Barrels must have adequate screening, as determined by the ARC;
- b. Only commercial and professional grade Rain Barrels are permitted;
- c. All Rain Barrels must be fully enclosed and have a proper screen or filter to prevent mosquito breeding and harboring; and
- d. Rain Barrels may not create unsanitary conditions or be of nuisance to any neighboring properties.

B. ARC APPROVAL

An applicant's submission of plans must include a completed application for ARC review and a site plan showing the proposed location of the improvement, along with pictures showing the location of the modification and the manufacturer's brochures or a sample of material, if

applicable. The color of the materials being used in relation to the house color, the visibility from public streets and neighboring properties or Common Areas, and any noise created are of specific concern to the Association and the ARC.

Any installation not in compliance with this Policy is considered a violation of the Dedicatory Instruments governing the Property.

This Policy does not apply to property that is owned or maintained by the Association.

CERTIFICATION

I certify that, as President of Kellar Farms Property Owners Association, Inc., the foregoing Rain Barrel Policy was approved on the 5th day of February, 2024, at a meeting of the Board of Directors at which a quorum was present.

DATED, this the 5th day of February, 2024.

By: [Signature]
Print Name: Perry Senn
Title: President

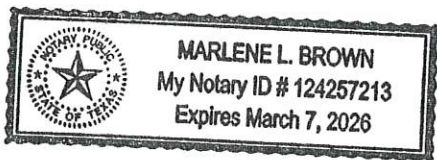
STATE OF TEXAS

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COUNTY OF Harris

BEFORE ME, on this day personally appeared Perry Senn, the President of Kellar Farms Property Owners Association, Inc., known by me to be the person whose name is subscribed to this instrument, and acknowledged to me that s/he executed the same for the purposes and in the capacity stated in this instrument, and as the act and deed of said corporation.

Given under my hand and seal this the 5th day of February, 2024.



[Signature]
Notary Public – State of Texas

After Recording Return To:
Lisa L. Gambrell
Isabella L. Vickers
Roberts Markel Weinberg Butler Hailey PC
2800 Post Oak Blvd., 57th Floor
Houston, Texas 77056

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



A handwritten signature in cursive script, appearing to read "Krista Bartsch".

KRISTA BARTSCH, County Clerk

Bastrop Texas

February 08, 2024 04:29:12 PM

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FEE: \$33.00

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RESTRICTION

