

**AFTER RECORDING, PLEASE RETURN TO:**

**Judd A. Austin, Jr.  
Henry Oddo Austin & Fletcher, P.C.  
1700 Pacific Avenue  
Suite 2700  
Dallas, Texas 75201**

**FIRST SUPPLEMENTAL CERTIFICATE AND MEMORANDUM OF  
RECORDING OF DEDICATORY INSTRUMENTS  
FOR  
OAK HOLLOW PROPERTY OWNERS' ASSOCIATION, INC.**

STATE OF TEXAS           §  
  §  
COUNTY OF SMITH       §

The undersigned, as attorney for Oak Hollow Property Owners' Association, Inc., for the purpose of complying with Section 202.006 of the Texas Property Code and to provide public notice of the following dedicatory instruments affecting the owners of property described on Exhibit B attached hereto (the "*Property*"), hereby states that the dedicatory instruments attached hereto are true and correct copies of the following:

1. *Guidelines for Standby Electric Generators for Oak Hollow Property Owners' Association, Inc. (Exhibit A-1); and*
2. *Guidelines for the Installation of Solar Panels for Oak Hollow Property Owners' Association, Inc. (Exhibit A-2).*

All persons or entities holding an interest in and to any portion of property described on Exhibit B attached hereto are subject to the foregoing dedicatory instruments. The attached dedicatory instruments replace and supersede all previously recorded dedicatory instruments addressing the same or similar subject matter and shall remain in force and effect until revoked, modified or amended by the Board of Directors.

IN WITNESS WHEREOF, Oak Hollow Property Owners' Association, Inc. has caused this First Supplemental Certificate and Memorandum of Recording of Dedicatory Instruments to be recorded in the Official Public Records of Smith County, Texas; and serves to supplement that certain Certificate and Memorandum of Recording of Dedicatory Instruments filed on November 22, 2021, as Instrument No. 202101048188, in the Official Public Records of Smith County, Texas.

**OAK HOLLOW PROPERTY OWNERS'  
ASSOCIATION, INC.,  
a Texas Non-Profit Corporation**

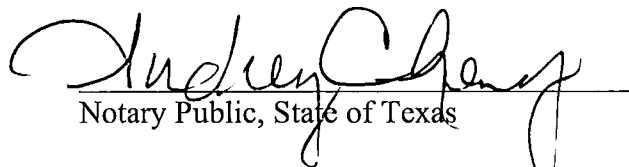


By: \_\_\_\_\_  
Its: Attorney

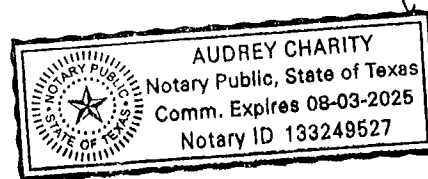
STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Vinay B. Patel, attorney for Oak Hollow Property Owners' Association, Inc., known to me to be the person whose name is subscribed on the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND AFFIRMED SEAL OF OFFICE on this 27<sup>th</sup> day of June, 2022.



Notary Public, State of Texas



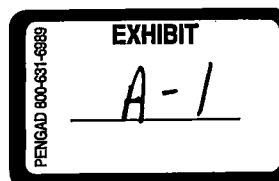
**GUIDELINES FOR STANDBY ELECTRIC GENERATORS  
FOR  
OAK HOLLOW PROPERTY OWNERS' ASSOCIATION, INC.**

**WHEREAS**, Section 202.019 of the Texas Property Code allows owners in a property owners association the limited right to install and operate standby electric generators; and

**WHEREAS**, the Board of Directors ("*Board*") for Oak Hollow Property Owners' Association, Inc., a Texas non-profit corporation ("*Association*"), has determined that in connection with maintaining the aesthetics and architectural harmony of the community, and to provide clear and definitive guidance regarding standby electric generators therein, it is appropriate for the Association to adopt guidelines regarding standby electric generators within the community.

**NOW, THEREFORE**, the Board has duly adopted the following *Guidelines for Standby Electric Generators* within the community.

1. These guidelines apply to standby electric generators as 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 less than seven kilowatts (collectively, "*Generator*").
2. Generators may not be installed or operated prior to approval by the Association pursuant to the Association's usual and customary policies and procedures set forth in its dedicatory instruments.
3. Generators shall be installed and maintained in compliance with the manufacturer's specifications and applicable governmental health, safety, electrical, and building codes.
4. All liquefied petroleum gas fuel line connections shall be installed in accordance with rules and standards promulgated and adopted by the Railroad Commission of Texas and other applicable governmental health, safety, electrical, and building codes.
5. All fuel (includes natural gas, diesel fuel, biodiesel fuel and hydrogen fuel) and electrical connections shall be installed in accordance with applicable governmental health, safety, electrical, and building codes.
6. Non-integral Generator fuel tanks shall be installed and maintained to comply with applicable municipal zoning ordinances and governmental health, safety, electrical, and building codes.
7. Any Generator and its electrical lines and fuel lines shall be maintained in good condition.

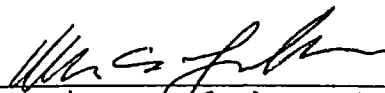


8. Any Generator, including its components, electrical lines, and fuel lines, shall be repaired, replaced, or removed if it becomes deteriorated or unsafe.
9. Generators shall be tested only between the hours of 9:00 a.m. and 6:00 p.m., and only consistent with the manufacturer's recommendations.
10. Other than testing, 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 other causes other than nonpayment for utility service to the residence.
11. Generators shall not be placed in the front yard of any residence.
12. A Generator shall be screened if it:
  - a. is visible from the street faced by the dwelling;
  - b. is located in an unfenced side or rear yard of a residence and is visible either from an adjoining residence or from adjoining property owned by the Association; or
  - c. is located in an unfenced side or rear yard fenced by a wrought iron or residential aluminum fence and is visible through the fence either from an adjoining residence or from adjoining property owned by the Association.
13. 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 Generator may encroach on adjacent properties.
14. Generators may be installed only with advance approval of the architectural review body subject to these guidelines.
15. All electrical, plumbing, and fuel line connections must be installed only by licensed contractors. Licensed craftsmen must be used where required by law. Permits must be obtained where required by law.

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.

Approved and adopted by the Board on this 26<sup>th</sup> day of May 2022.

**OAK HOLLOW PROPERTY  
OWNERS' ASSOCIATION, INC.,  
A Texas non-profit corporation**

By:   
Name: Mark E. Loughmiller  
Title: President

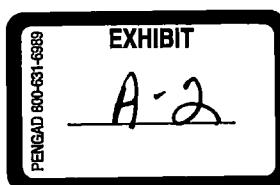
**GUIDELINES FOR THE  
INSTALLATION OF SOLAR PANELS  
FOR  
OAK HOLLOW PROPERTY OWNERS' ASSOCIATION, INC.**

**WHEREAS**, Section 202.010 of the Texas Property Code allows owners in a property owners association the limited right to install solar energy devices; and

**WHEREAS**, the Board of Directors ("*Board*") for Oak Hollow Property Owners' Association, Inc., a Texas non-profit corporation ("*Association*"), has determined that in connection with maintaining the aesthetics and architectural harmony of the community, and to provide clear and definitive guidance regarding standby electric generators 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 the Installation of Solar Panels* within the community.

1. Solar energy devices, including any related equipment or system components (collectively, "*Solar Panels*") may only be installed after receiving the written approval of the architectural review committee ("*ARC*").
2. Solar Panels may not be installed upon or within common area or any area which is maintained by the Association.
3. Solar Panels may only be installed on designated locations on the roof of a home, on any structure allowed under any Association dedicatory instrument, or within any fenced rear-yard or fence-in patio of the owner's property.
4. If located on the roof of a home, Solar Panels shall not be located on the roof facing the street unless the owner demonstrates that the location proposed by the owner increases the estimated annual energy production of the Solar Panels, 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 Solar Panels if located in an area on the roof requested by the Association.
5. If located on the roof of a home, Solar Panels shall:
  - a. not extend higher than or beyond the roofline;
  - b. conform to the slope of the roof;
  - c. have a top edge that is parallel to the roofline; and
  - d. have a frame, support bracket, or visible piping or wiring that is in a silver, bronze, or black tone commonly available in the marketplace and blends with the color of the roof to the greatest extent possible.




6. If located in the fenced rear-yard or patio, Solar Panels shall not be taller than the fence line.
7. The ARC may deny a request for the installation of Solar Panels if it determines, and such determination is reduced to writing, that the placement of the Solar Panels as proposed by the 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. The owner may obtain the written approval of the proposed placement of the Solar Panels by all property owners of adjoining property. In this case, the ARC shall approve the installation should it meet all other requirements contained herein unless it determines that the placement substantially interferes with the use and enjoyment of land of persons other than adjoining landowners.
8. Any installation of Solar Panels which voids material warranties is not permitted and will be cause for the Solar Panels to be removed by the owner.
9. Solar Panels must be properly maintained at all times or removed by the owner.
10. Solar Panels which become non-functioning or inoperable must be removed by the owner.
11. Solar Panels are prohibited if a Court determines that the installation thereof violates any law or threatens the public health or safety.

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.

Approved and adopted by the Board on this 26<sup>th</sup> day of May 2022.

**OAK HOLLOW PROPERTY  
OWNERS' ASSOCIATION, INC.,  
A Texas non-profit corporation**

By:   
Name: Mark E. Loughmiller  
Title: President

## **EXHIBIT B**

Those tracts and parcels of real property located in the City of Tyler, Smith County, Texas and more particularly described as follows:

- All property subject to the **Declaration of Covenants, Conditions and Restrictions for Oak Hollow** filed on **January 18, 2002**, as **Instrument No. 2002-0010251** of the **Official Public Records of Smith County, Texas**, including amendments and supplements thereto; and
- All property subject to the **Final Plat of SHADDOCK RIDGE AT OAK HOLLOW**, an Addition to the City of Tyler, Texas, as shown on the Plat thereof recorded in **Cabinet E, Slide 167-A**, Plat Records of Smith County, Texas; and
- All property subject to the **New City Block One Thousand Five Hundred Seventy-M (1570-M) BISHOP'S GATE AT OAK HOLLOW, UNIT 3**, according to the map or plat thereof recorded in **Cabinet E, Slide 257-C** of the Plat Records of Smith County, Texas.

**Smith County  
Karen Phillips  
Smith County Clerk**

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**Document Number:** 202201025004

eRecording - Real Property

NOTICE

Recorded On: June 27, 2022 02:35 PM

Number of Pages: 8

Billable Pages: 7

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**" Examined and Charged as Follows: "**

Total Recording: \$50.00

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\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

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.

**File Information:**

Document Number: 202201025004  
Receipt Number: 20220627000130  
Recorded Date/Time: June 27, 2022 02:35 PM  
User: Alma D



**STATE OF TEXAS  
COUNTY OF SMITH**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Records of Smith County, Texas.**

Karen Phillips  
Smith County Clerk  
Smith County, TX