

OWNERS ASSOCIATION OF MURPHY FARMS, INC.

GUIDELINES FOR RAINWATER RECOVERY SYSTEMS

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS the Owners Association of Murphy Farms, Inc. (“Association”) is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declaration of Covenants, Conditions & Restrictions for Murphy Farms, filed for record on March 21, 2000, at Document Number 20000321000270440, Volume 04629, Page 01643 *et seq.*, of the Official Public Records of Collin County, Texas (referred to as the “Declaration”); and

WHEREAS chapter 202 of the Texas Property Code was amended effective September 1, 2011, to amend Section 202.007(d) (“Section 202.007”) thereto dealing with rain barrels and rainwater harvesting systems (referred to collectively as “Rainwater Recovery Systems”); and

WHEREAS, the Board of Directors (“Board”) 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 advance approval of the Architectural Control Committee (“ACC”) subject to these guidelines.
2. All such Rainwater Recovery Systems must be installed on land owned by the property owner. No portion of the Rainwater Recovery System 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 acceptable to the ACC; or
 - b. by burying the tanks or barrels; or
 - c. by placing equipment in an outbuilding otherwise approved by the ACC.
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; and
 - 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; and

Owners Association of Murphy Farms
Guidelines for Rainwater Recovery Systems
Page 2 of 3

- c. the barrel must be fully painted in a single color to blend with the adjacent home or vegetation; and
 - d. the barrel cannot display any language or other content that is not typically displayed by such a barrel as it is manufactured; and
 - e. 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 Rainwater Recovery 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, ponds may be used for water storage.
7. Harvested water must be used and not allowed to become stagnant or a threat to health.
8. All Rainwater Recovery Systems must be maintained in good repair. Unused Rainwater Recovery Systems should be drained and disconnected from the gutters. Any unused Rainwater Recovery Systems in public view must be removed if they can be seen from any street or common area.

The guidelines are effective upon recordation in the Public Records of Collin 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 instrument of the Association shall remain in full force and effect.

This is to certify that the foregoing Policy was adopted by the Board at a meeting of the same held 10-18-2011, and has not been modified, rescinded or revoked.



Virginia Stein

President

Owners Association of Murphy Farms, Inc.