90/17 (1)

NOTICE OF FILING DEDICATORY INSTRUMENTS FOR KENSINGTON PARK PHASE TWO HOMEOWNERS ASSOCIATION, INC.

STATE OF TEXAS §
§ **KNOW ALL MEN BY THESE PRESENTS**
COUNTY OF ELLIS §

This **NOTICE OF FILING DEDICATORY INSTRUMENTS FOR KENSINGTON PARK PHASE TWO HOMEOWNERS ASSOCIATION, INC.** is made on this the 18th day of March, 2019 on behalf of the **KENSINGTON PARK PHASE TWO HOMEOWNERS ASSOCIATION, INC.** (the "Association").

WHEREAS, the Association is the property owners' association created by its owners to manage or regulate the planned development known as **KENSINGTON PARK, PHASE TWO** and subject to the Declaration of Restrictive Covenants for **KENSINGTON PARK, PHASE TWO** filed in the Deed Records of Ellis County, Texas and as therein after amended from time to time (the "Declaration"), which development is more particularly described in the Declaration; and

WHEREAS, Section 202.006 of the Texas Property Code provides that a property owners' association must file each dedicatory instrument governing the association that has not been previously recorded in the real property records of the county in which the planned development is located; and

WHEREAS, the Association desires to record the attached dedicatory instrument in the real property records of Ellis County, Texas, pursuant to and in accordance with Section 202.006 of the Texas Property Code; and

NOW, THEREFORE, the following dedicatory instruments are the originals, or exact copies thereof, and is hereby filed of record in the real property records of Ellis, County, Texas, in accordance with Section 202.006 of the Texas Property Code

Exhibit A:	Solar Device and Energy Efficient Roofing Policy
Exhibit B:	Records Retention, Production and Copying Policy
Exhibit C:	Payment Plan Policy
Exhibit D:	Priority of Payments Policy
Exhibit E:	Collection Policy
Exhibit G:	Procedure to Establish Owners E-Mail Registry
Exhibit H:	Flag Display Policy
Exhibit I:	Display of Religious Items
Exhibit J:	Rainwater Harvesting Systems

IN WITNESS WHEREOF, the Association has caused this Notice to be executed by its duly authorized agent as of the date first above written.

FILED FOR RECORD - ELLIS COUNTY, TEXAS
INST NO. 1907816 FILING DATE/TIME: Mar 22, 2019 at 02:58:00 PM

KENSINGTON PARK PHASE TWO HOMEOWNERS ASSOCIATION, INC.

By: Thomas L. Kapioltas

Its: Attorney and Authorized Agent

STATE OF TEXAS §
§
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 18th day of March 2019, by Thomas L. Kapioltas the Authorized Agent for **KENSINGTON PARK PHASE TWO HOMEOWNERS ASSOCIATION, INC.**

Notary Public in and for the State of Texas

Notary stamp or seal:

LEAH KAPIOLTAS
NOTARY PUBLIC
STATE OF TEXAS
ID# 131241627
EXPIRES 8-10-2021

AFTER RECORDING RETURN TO:

The Kapioltas Law Firm, PLLC
Attn: Thomas L. Kapioltas
2150 S. Central Expressway
Suite 200
McKinney, Texas 75072

KENSINGTON PARK PHASE II HOMEOWNERS ASSOCIATION, INC.

SOLAR DEVICE and ENERGY EFFICIENT ROOFING POLICY

WHEREAS, the Declaration of Kensington Park, Phase Two was recorded on 04/04/2007 as Document Number 0709914 in the Real Property Records of Ellis County, Texas;

WHEREAS, the Board of Directors shall have the powers and duties necessary for the administration of the affairs of the Association and for the operation and maintenance of the properties in keeping with the character and quality of the area in which they are located, as stated in Article Number 9 and Section 4.

WHEREAS, the Board of Directors, pursuant to authority under the Texas Property Code, Chapter 202, finds a need to establish a policy for the installation of solar devices and energy efficient roofing systems.

NOW THEREFORE, THE BOARD OF DIRECTORS HEREBY RESOLVES THAT, upon this date the following Solar Device and Energy Efficient Policy ("Policy") is adopted in accordance with Sections 202.010 and 202.011 of Texas Property Code;

A. DEFINITIONS AND GENERAL PROVISIONS

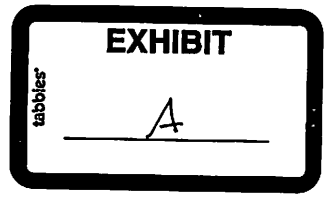
1. Solar Energy Device Defined. A **"Solar Energy Device"** means a system or series of mechanisms designed primarily to provide heating or cooling or to produce electrical or mechanical power by collecting and transferring solar-generated energy. The term includes a mechanical or chemical device that has the ability to store solar-generated energy for use in heating or cooling or in the production of power.

2. Energy Efficiency Roofing Defined. As used in this Policy, **"Energy Efficiency Roofing"** means shingles that are designed primarily to: (a) be wind and hail resistant; (b) provide heating and cooling efficiencies greater than those provided by customary composite shingles; or (c) provide solar generation capabilities.

3. Architectural Review and Approval. Approval by the architectural review authority under the Covenant (the **"ACC")** is required prior to installing a Solar Energy Device or Energy Efficient Roofing. The ACC is not responsible for: (i) errors in or omissions in the application submitted to the ACC for approval; (ii) supervising the installation or construction to confirm compliance with an approved application; or (iii) the compliance of approved application with governmental codes and ordinances, state and federal Jaws.

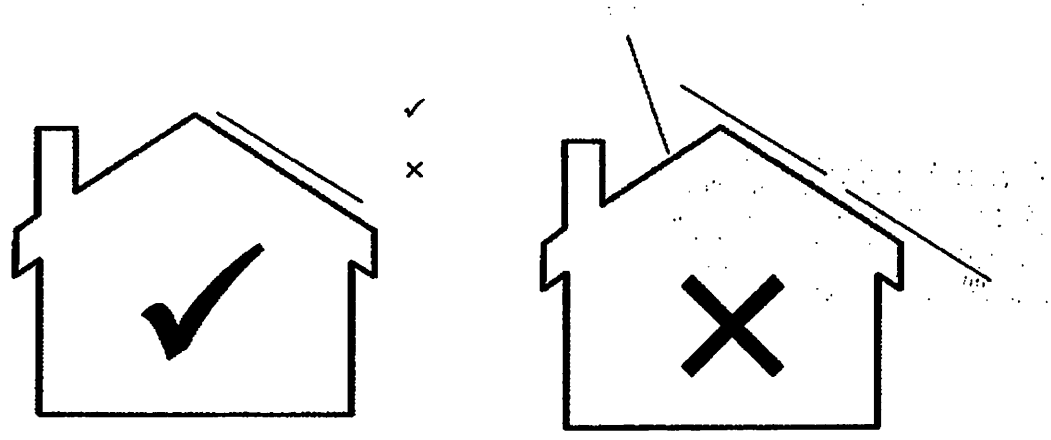
B. SOLAR ENERGY DEVICE PROCEDURES AND REQUIREMENTS

1. Approval Application. To obtain ACC approval of a Solar Energy Device, the Owner shall provide the ACC with the following information: (i) the proposed installation location of the Solar Energy Device; and (ii) a description of the Solar Energy Device, including the dimensions, manufacturer, and photograph or other accurate depiction (the **"Solar Application").** A Solar Application may only be submitted by an Owner unless the Owner's tenant provides written confirmation at the time of



percent above the energy production of the Solar Energy Device if installed in the location designated by the ACC. If the Owner desires to contest the alternate location proposed by the ACC, the Owner should submit information to the ACC which demonstrates that the Owner's proposed location meets the foregoing criteria. If the Solar Energy Device will be located in the fenced area of the Owner's lot or patio, no portion of the Solar Energy Device may extend above the fence line.

(ii) If the Solar Energy Device is mounted on the roof of the principal residence located on the Owner's lot, then: (A) the Solar Energy Device may not extend higher than or beyond the roofline; (B) the Solar Energy Device must conform to the slope of the roof and the top edge of the Solar Device must be parallel to the roofline; (C) the frame, support brackets, or visible piping or wiring associated with the Solar Energy Device must be silver, bronze or black.



C. ENERGY EFFICIENT ROOFING

The ACC will not prohibit an Owner from installing Energy Efficient Roofing provided that the Energy Efficient Roofing shingles: (i) resemble the shingles used or otherwise authorized for use within the community; (ii) are more durable than, and are of equal or superior quality to, the shingles used or otherwise authorized for use within the community; and (iii) match the aesthetics of adjacent property.

An Owner who desires to install Energy Efficient Roofing will be required to comply with the architectural review and approval procedures set forth in the Declaration. In conjunction with any such approval process, the Owner will be solely responsible for accrediting, certifying and demonstrating to the ACC the criteria set forth in the previous paragraph.

[Signatory Page to Follow]

KENSINGTON PARK, PHASE TWO HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS RESOLUTION
REGARDING
RECORDS RETENTION, PRODUCTION AND COPYING POLICY

WHEREAS, the Declaration of Kensington Park, Phase Two was recorded on 04/04/2007 as Document Number 0709914 in the Real Property Records of Ellis County, Texas;

WHEREAS, the Board of Directors has established the following policy regarding the retention, production and copying of association records for association members as required under Texas Property Code Section 209.005.

THEREFORE, THE BOARD OF DIRECTORS HEREBY RESOLVES THAT, as of _____ the Board of Directors adopts the following Records Retention, Production and Copying Policy ("Policy"):

Associations governing documents will be retained permanently; financial records – 7 years; owners account records – 5 years; contracts – 4 years after the end of the contract terms; meeting minutes – 7 years, tax returns and audit records – 7 years.

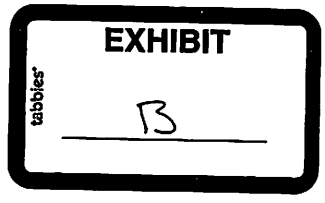
An owner's request to inspect records must be sent via certified mail to the association's address or the address of the registered managing agent and must contain sufficient detail as to the records requested.

Copies of association records will be made available at the office of the managing agent by appointment during regular business hours.

Personal information of individual owners, attorney communications or account numbers of bank accounts will not be made available.

- Financial records are available after the 20th of the following month
- Copies are provided at .10 per copy, exact change required
- Staff time necessary to pull records, make copies, answer questions regarding the information requested will be charged at the rate of $15 per hour
- An appointment to pick-up documents will be made available

[Signatory Page to Follow]



KENSINGTON PARK PHASE II HOMEOWNERS ASSOCIATION, INC.
PAYMENT PLAN POLICY

WHEREAS, the Declaration of Kensington Park, Phase Two was recorded on 04/04/2007 as Document Number 0709914 in the Real Property Records of Ellis County, Texas;

WHEREAS, the Board of Directors has established these reasonable guidelines regarding payment plans or an alternate payment schedule for delinquent owners as required under Texas Property Code Section 209.0062.

THEREFORE, THE BOARD OF DIRECTORS HEREBY RESOLVES THAT, as of 2-25-19 the Board of Directors adopts the following alternate payment structure:

Only the owner of record can enter into an alternate payment plan structure.

The Association will accept payment plans in which the delinquent balance should be paid in full over a six-month period.

The Association Board of Directors will consider alternate payment plan terms, if the homeowner presents the alternate terms in writing. The Association Board of Directors, through its managing agent, will notify homeowner of acceptance/denial of payment plan schedule.

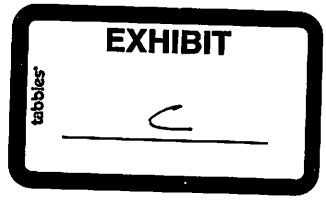
If the Association bills an Assessment, Special Assessment, or other applicable HOA fee, this must be paid in full within thirty days, and is not to be included in the payment plan schedule.

If a homeowner requires a payment plan for an Assessment, Special Assessment, or other applicable HOA fee, and does not have a delinquent balance, a payment plan can be entered into that ensures the balance due is paid prior to the next scheduled Assessment, or Special Assessment (if applicable).

Owner payments are to be received prior to the 15th day of each month, unless otherwise approved by the Association Board of Directors or its managing agent.

If payments are submitted in accordance with the payment plan guidelines, the homeowner account will not incur late, interest, collection, and/or legal fees.

[Signatory Page to Follow]



KENSINGTON PARK PHASE II HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS RESOLUTION

PRIORITY OF PAYMENTS POLICY

WHEREAS, the Declaration of Kensington Park, Phase Two was recorded on 04/04/2007 as Document Number 0709914 in the Real Property Records of Ellis County, Texas;

WHEREAS, the Board of Directors wishes to update and adopt these reasonable guidelines to be in compliance with Section 209.0063 of the Texas Property Code to be filed in the county in which the subdivision is located; and

NOW, THEREFORE, IT IS RESOLVED that the following Priority of Payment Policy has been established by the Board of Directors:

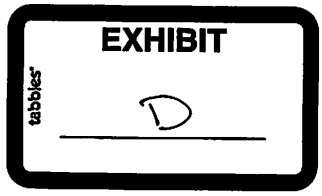
I. Except as provided in Section II, a payment received by the Association from an owner shall be applied to the owner's debt in the following order of priority:
   a. Any delinquent assessment;
   b. Any current assessment;
   c. Any attorney's fees or third-party collections costs incurred by the Association associated solely with assessments or any other charge that could provide the basis for foreclosure;
   d. Any attorney's fees incurred by the association for all matters outside of assessment collection
   e. Any fines assessed by the Association;
   f. Any other amount owed to the Association.

II. If, at the time the Association receives a payment from an owner and the owner is in default under a payment plan entered into with the Association, the Association is not required to apply payment in the order of priority of Section I.

III. At no time, when applying a payment when the owner has defaulted under a payment plan, will a fine assessed by the Association be given priority over any other amount owed to the Association.

[Signatory Page to follow]

This is to certify that the foregoing Priority of Payments Policy was adopted by the Board of Directors, in accordance with Section 209.0063 of the Texas Property Code.



KENSINGTON PARK PHASE II HOMEOWNERS ASSOCIATION INC.
COLLECTION POLICY

WHEREAS, the Declaration for Kensington Park Phase II HOA was recorded on April 04, 2007 as Document Number 0709914 in the Real Property Records of Ellis County, Texas;

WHEREAS, the Board of Directors has established these reasonable guidelines regarding collection of delinquent homeowner payments;

THEREFORE, THE BOARD OF DIRECTORS HEREBY RESOLVES THAT, as of 2-25-19 the Board of Directors adopts the following Collection Policy ('Policy'):

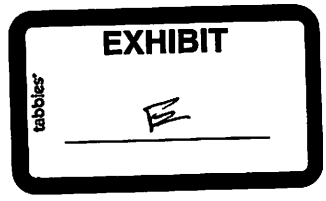
Collection of Association Dues

Homeowner's dues, one-time or special assessments, late charges, interest and collection costs, including any attorneys' fees are the personal obligation of the owner of the property at the time the dues or other sums are levied.

Regular monthly homeowner's dues are due and payable on the January 31st. All other assessments or sums owed are due and payable on the date specified by the Board (or Managing Agent) on the notice of assessment. One-time assessments will be noticed at least thirty (30) days prior to the due date.

Below is a table and timeline of Collection Activity and Fees associated with any dues, one-time or special assessments that are not paid in a timely manner.

Late Date	Action to be Taken	Late Charges/Interest/Collection Fees
Fifteen (15) Days Past Due Date	Initial Collection Notice to be mailed via regular US mail	• Late Fee of $25.00 will be applied to the homeowner's account • Subsequent Collection Fees may be placed by Managing Agent consistent with Texas Legislation and Management Contract
Thirty (30) Days Past Due Date	Second Collection Notice to be mailed via regular US mail	• Late Fee of $25.00 will be applied to the homeowner's account • Subsequent Collection Fees may be placed by Managing Agent consistent with Texas Legislation and Management Contract
Sixty (60) Days Past Due Date	Third Collection Notice to be mailed via regular US mail	• Late Fee of $25.00 will be applied to the homeowner's account



KENSINGTON PARK PHASE II HOMEOWNERS ASSOCIATION INC.
COLLECTION POLICY

The State of TEXAS §
The County of ELLIS §

Executed by Rick Ellington (Print), Rick Ellington (Signature), President, Kensington Park Phase II HOA.

Sworn to me this 25th day of February, 2019 by Rick Ellington, President, Kensington Park Phase II HOA.

RACHAEL EILEEN WILSON
Notary Public, State of Texas
Comm. Expires 12-28-2022
Notary ID 131838467

Notary Public

12/28/2022
My Commission Expires

After filing please return to: VISION COMMUNITIES MANAGEMENT, Inc., 5757 Alpha Rd, Suite 680, Dallas, Texas, 75240

RESOLUTION SETTING FORTH
PROCEDURES TO ESTABLISH OWNERS E-MAIL REGISTRY

WHEREAS, Board of Directors (*"Board"*) of **Kensington Park Phase II Homeowners Association, Inc.** (*"Association"*) desires to establish a means by which members of the Association can formally register their electronic mail address (*"E-Mail Registry"*) for purposes of receiving certain official notifications from the Board or the Association; and

WHEREAS, an E-Mail Registry is the proper way for the Association and its managing agent (*"Management"*) to manage and keep track of the electronic mail address through which members of the Association request to receive notification via electronic mail now that the same is permitted and/or required under certain circumstances by applicable law;

WHEREAS, no such official E-Mail Registry exists for the purposes contemplated by applicable law.

NOW, THEREFORE, BE IT RESOLVED that an E-Mail Registry shall be established by the Association for the benefit of the Members of the Association, and Members of the Association, in order to have an electronic mail address officially registered with the Association, must comply with the following conditions:

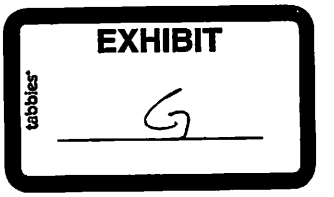
1. Management shall promulgate a form (the *"Registration Form"*) which shall be sent via USPS mail to each current Member of the Association (one Registration Form to be sent to each household). The Registration Form may also be included as part of the Resale Certificate Package and/or "New Member" Packet, as determined by the Board, in order to allow individuals who become Members of the Association after the date of this Resolution to enroll in the E-Mail Registry.

2. Any Member of the Association who wishes to formally register his or her electronic mail address with the Association must fully and properly complete the Registration Form and return same to Management.

3. There shall be one, and only one, electronic mail address that corresponds to a Lot while title to said Lot is held by a Member who has registered his or her electronic mail address.

4. Once a Member has enrolled his or her electronic mail address with the E-Mail Registry, neither the Association, the Board nor Management shall have any responsibility whatsoever to ensure that said Member maintains an updated or correct electronic mail address with the E-Mail Registry.

5. A Member who has enrolled his or her electronic mail address in the E-Mail Registry bears the sole and exclusive responsibility of notifying Management of any change, correction or update in said Member's electronic mail address. To properly effectuate a change, correction or update in electronic mail address for the E-Mail Registry, the Member must again submit a Registration Form to Management.



The State of TEXAS §

The County of ELLIS §

Executed by Rick Ellington, _____, President,

Print Signature

Kensington Park, Phase Two Homeowners Association, Inc.

Sworn to me this 25th day of February, 2019 by Rick Ellington, President, Kensington Park, Phase Two Homeowners Association, Inc.

RACHAEL EILEEN WILSON
Notary Public, State of Texas
Comm. Expires 12-28-2022
Notary ID 131838467

_____

Notary Public

12/28/2022

My Commission Expires

After filing please return to: VISION COMMUNITIES MANAGEMENT, Inc., 5757 Alpha Rd, Suite 680, Dallas, Texas, 75240

KENSINGTON PARK PHASE II HOMEOWNERS ASSOCIATION, INC.
GUIDELINES FOR
FLAG DISPLAY AND FLAG POLE INSTALLATION POLICY

Flagpole Application submitted to install a Freestanding Flagpole on property owned by the Association or property owned or maintained in common by members of the Association will not be approved.

Each Owner is advised that if the Flagpole Application is approved by the ACC, installation of the Freestanding Flagpole must: (i) strictly comply with the Flagpole Application; (ii) commence within30 days; and (iii) be diligently prosecuted to completion. If the Owner fails to cause the Freestanding Flagpole to be installed in accordance with the approved Flagpole Application, the ACC may require the Owner to: (i) modify the Flagpole Application to accurately reflect the Freestanding Flagpole installed on the property; or (ii) remove the Freestanding Flagpole and reinstall the flagpole in accordance with the approved Flagpole Application. Failure to install a Freestanding Flagpole in accordance with the approved Flagpole Application or an Owner's failure to comply with the post- approval requirements constitutes a violation of this policy and may subject the Owner to fines and penalties. Any requirement imposed by the ACC to resubmit a Flagpole Application or remove and relocate a Freestanding Flagpole in accordance with the approved Flagpole Application shall be at the Owner's sole cost and expense.

3. Installation, Display and Approval Conditions. Unless otherwise approved in advance and in writing by the ACC, Permitted Flags, Permitted Flagpoles and Freestanding Flagpoles, installed in accordance with the Flagpole Application, must comply with the following:

a) No more than one (1) Freestanding Flagpole OR no more than two (2) Mounted Flagpoles are permitted per residential lot, on which only Mounted Flags may be displayed;

b) Any Mounted Flagpole must be no longer than five feet (5') in length and any Freestanding Flagpole must be no more than twenty feet (20') in height;

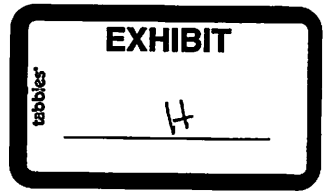
c) Any Mounted Flag displayed on any flagpole may not be more than three feet in height by five feet in width (3'x5');

d) With the exception of flags displayed on common area owned and/or maintained by the Association and any lot which is being used for marketing purposes by a builder, **the flag of the United States of America must be displayed in accordance with 4 U.S.C. Sections 5-10 and the flag of the State of Texas must be displayed in accordance with Chapter 3100 of the Texas Government Code;**

e) The display of a flag, or the location and construction of the flagpole must comply with all applicable zoning ordinances, easements and setbacks of record;

f) Any flagpole 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 dwelling;

g) A flag or a flagpole must be maintained in good condition and any deteriorated flag or deteriorated or structurally unsafe flagpole must be repaired, replaced or removed;



KENSINGTON PARK PHASE II HOMEOWNERS ASSOCIATION, INC.
GUIDELINES FOR
FLAG DISPLAY AND FLAG POLE INSTALLATION POLICY

The State of TEXAS §
The County of ELLIS §

Executed by Rick Ellington (Print), _____ (Signature), President,
Kensington Park, Phase Two Homeowners Association, Inc.

Sworn to me this 25th day of February, 2019 by RICK Ellington, President,
Kensington Park, Phase Two Homeowners Association, Inc.

RACHAEL EILEEN WILSON
Notary Public, State of Texas
Comm. Expires 12-28-2022
Notary ID 131838467

_____
Notary Public

12/28/2022
My Commission Expires

After filing please return to: VISION COMMUNITIES MANAGEMENT, Inc., 5757 Alpha Rd, Suite 680, Dallas, Texas, 75240

KENSINGTON PARK PHASE II HOMEOWNERS ASSOCIATION, INC.
POLICY FOR
DISPLAY OF CERTAIN RELIGIOUS ITEMS

WHEREAS, the Declaration of Kensington Park, Phase Two was recorded on 04/04/2007 as Document Number 0709914 in the Real Property Records of Ellis County, Texas;

WHEREAS, the Board of Directors shall have the powers and duties necessary for the administration of the affairs of the Association and for the operation and maintenance of the properties in keeping with the character and quality of the area in which they are located, as stated in Article Number 9 and Section 4.

WHEREAS, the Board of Directors, pursuant to authority under the Texas Property Code, Chapter 202, finds a need to establish a policy regarding the display of certain religious items.

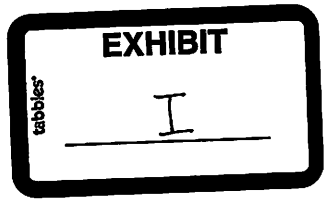
NOW THEREFORE, THE BOARD OF DIRECTORS HEREBY RESOLVES THAT, upon this date the following Display of Certain Religious Items Policy ("Policy") is adopted in accordance with Section 202.018 of the Texas Property Code;

1. **Display of Certain Religious Items Permitted.** An Owner or resident is permitted to display or affix to the entry of the Owner's or resident's dwelling one or more religious items, the display of which is motivated by the Owner's or resident's sincere religious belief. This Policy outlines the standards which shall apply with respect to the display or affixing of certain religious items on the entry to the Owner's or resident's dwelling.

2. **General Guidelines.** Religious items may be displayed or affixed to an Owner or resident's entry door or door frame of the Owner or resident's dwelling; provided, however, that individually or in combination with each other, the total size of the display is no greater than twenty-five square inches (5"x5" = 25 square inches).

3. **Prohibitions.** No religious item may be displayed or affixed to an Owner or resident's dwelling that: (a) threatens the public health or safety; (b) violates applicable law; or (c) contains language, graphics or any display that is patently offensive. No religious item may be displayed or affixed in any location other than the entry door or door frame and in no event may extend past the outer edge of the door frame of the Owner or resident's dwelling. Nothing in this Policy may be construed in any manner to authorize an Owner or resident to use a material or color for an entry door or door frame of the Owner or resident's dwelling or make an alteration to the entry door or door frame that is not otherwise permitted pursuant to the Association's governing documents.

4. **Removal.** The Association may remove any item which is in violation of the terms and provisions of this Policy.



KENSINGTON PARK PHASE II HOMEOWNERS ASSOCIATION, INC.
POLICY FOR
DISPLAY OF CERTAIN RELIGIOUS ITEMS

The State of TEXAS §
The County of ELLIS §

Executed by Rick Ellington (Print), Rick Ellington (Signature), President, Kensington Park, Phase Two Homeowners Association, Inc.

Sworn to me this 25th day of February, 2019 by Rick Ellington, President, Kensington Park, Phase Two Homeowners Association, Inc.

RACHAEL EILEEN WILSON
Notary Public, State of Texas
Comm. Expires 12-28-2022
Notary ID 131838467

Notary Public

12/28/2022
My Commission Expires

After filing please return to: VISION COMMUNITIES MANAGEMENT, Inc., 5757 Alpha Rd, Suite 680, Dallas, Texas, 75240

KENSINGTON PARK PHASE II HOMEOWNERS ASSOCIATION, INC.
POLICY FOR INSTALLATION OF
RAINWATER HARVESTING SYSTEMS

WHEREAS, the Declaration of Kensington Park, Phase Two was recorded on 04/04/2007 as Document Number 0709914 in the Real Property Records of Ellis County, Texas;

WHEREAS, the Board of Directors shall have the powers and duties necessary for the administration of the affairs of the Association and for the operation and maintenance of the properties in keeping with the character and quality of the area in which they are located, as stated in Article Number 9 and Section 4.

WHEREAS, the Board of Directors, pursuant to authority under the Texas Property Code, Chapter 202, finds a need to establish a policy for the installation of rainwater harvesting systems.

NOW THEREFORE, THE BOARD OF DIRECTORS HEREBY RESOLVES THAT, upon this date the following Rainwater Harvesting System Policy ("Policy") is adopted in accordance with Section 202.007 of Texas Property Code;

1. ARCHITECTURAL REVIEW APPROVAL REQUIRED. Approval by Architectural Control Committee authority under the Covenant (the "ACC") is required prior to installing rain barrels or rainwater harvesting system on a residential lot (a "Rainwater Harvesting System"). The ACC is not responsible for: (i) errors in or omissions in the application submitted to the ACC for approval; (ii) supervising installation or construction to confirm compliance with an approved application; or (iii) the compliance of an approved application with governmental codes and ordinances, state and federal laws.

2. RAINWATER HARVESTING SYSTEM PROCEDURES AND REQUIREMENTS

A. Approval Application. To obtain ACC approval of a Rainwater Harvesting System, the Owner shall provide the ACC with the following information: (i) the proposed installation location of the Rainwater Harvesting System; and (ii) a description of the Rainwater Harvesting System, including the color, dimensions, manufacturer, and photograph or other accurate depiction (the **"Rain System Application").**

B. Approval Process. The decision of the ACC will be made within **30 days.** A Rain System Application submitted to install a Rainwater Harvesting System on property owned by the Association or property owned in common by members of the Association will **not be approved.**

C. Each Owner is advised that if the Rain System Application is approved by the ACC, installation of the Rainwater Harvesting System must: (i) strictly comply with the Rain System Application; (ii) commence within 30 days; and (iii) be diligently prosecuted to completion. If the Owner fails to cause the Rain System Application to be installed in accordance with the approved Rain System Application, the ACC may require the Owner to: (i) modify the Rain System Application to accurately reflect the Rain System Device installed on the property; or (ii) remove the Rain System Device and reinstall the device in accordance with the approved Rain System Application. Failure to install a Rain System Device in accordance with the approved Rain System Application or an Owner's failure to comply with the post-approval requirements constitutes a violation of this policy and may subject the Owner to **fines and penalties.** Any requirement imposed by the ACC to resubmit a Rain System Application or remove and relocate a Rain System Device in accordance with the approved Rain System shall be at the Owner's expense.

D. Approval Conditions. Unless otherwise approved in advance and in writing by the ACC, each

EXHIBIT
tabbies
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KENSINGTON PARK PHASE II HOMEOWNERS ASSOCIATION, INC.
POLICY FOR INSTALLATION OF
RAINWATER HARVESTING SYSTEMS

The State of TEXAS §
The County of ELLIS §

Executed by Rick Ellington (Print), [signature] (Signature), President,
Kensington Park, Phase Two Homeowners Association, Inc.

Sworn to me this 25th day of February, 2019 by RICK ELLINGTON, President,
Kensington Park, Phase Two Homeowners Association, Inc.

RACHAEL EILEEN WILSON
Notary Public, State of Texas
Comm. Expires 12-28-2022
Notary ID 131838487

[signature]
Notary Public

12/28/2022
My Commission Expires

After filing please return to: VISION COMMUNITIES MANAGEMENT, Inc., 5757 Alpha Rd, Suite 680, Dallas, Texas, 75240

FILED FOR RECORD - ELLIS COUNTY, TX
INST NO. 1907816
on Mar 22, 2019 at 02:58:00 PM

SCANNED

STATE OF TEXAS COUNTY OF ELLIS

I hereby certify this instrument was filed on the date and time stamped hereon and was duly recorded in the records of Ellis County, Texas as stamped hereon.

COUNTY CLERK, ELLIS COUNTY, TEXAS