

## EXHIBIT A-1

### ARCHITECTURAL STANDARDS BULLETIN FOR THE DOWNS OF HILLCREST RESIDENTIAL ASSOCIATION, INC.

#### STANDBY ELECTRIC GENERATORS

Capitalized terms not defined herein shall have the meaning subscribed to such terms in the Amended and Restated Declaration of Covenants, Conditions, and Restrictions for The Downs of Hillcrest, recorded in the Official Public Records of Dallas County, Texas, as amended

1. An Owner or occupant of a Lot may not own, operate, install or maintain a permanently installed standby electric generator (a "Generator"), as such a generator is defined by §202.019 of the Texas Property Code without compliance with the standards and requirements contained herein.
2. A Generator must be fully enclosed in an integral manufacturer-supplied sound attenuating enclosure.
3. Any Generator installed by an Owner or occupant of a Lot must be installed and maintained in compliance with the manufacturer's specifications and all applicable governmental health, safety, electrical, and building codes.
4. Any and all electrical, plumbing, and fuel-line connections for a Generator must be installed by a licensed contractor only.
5. Any and all electrical connections for a Generator must be installed in accordance with all applicable governmental health, safety, electrical, and building codes.
6. Any and all natural gas, diesel fuel, biodiesel fuel, or hydrogen fuel line connections for a Generator must be installed in accordance with all applicable governmental health, safety, electrical, and building codes.
7. Any and all liquefied petroleum gas fuel line connections must be installed in accordance with the rules and regulations promulgated and adopted by the Railroad Commission of Texas and all other applicable governmental health, safety, electrical, and building codes.
8. Non-integral Generator fuel tanks must be installed to comply with all applicable municipal zoning ordinances and all applicable governmental health, safety, electrical, and building codes.
9. The Generator, its electrical lines, and its fuel lines must be maintained in good condition. If any component of a Generator—including its electrical or fuel lines—becomes deteriorated or unsafe, that component must promptly be repaired or replaced. Failure to promptly repair or replace the component will be grounds for removal of the Generator. Any such component must be repaired or replaced in accordance with the

manufacturer's specifications or any applicable governmental health, safety, electrical, and building codes. The Owner must routinely and periodically test the Generator in a manner consistent with the manufacturer's recommendations.

10. A Generator may not be located in the front yard of a Lot and cannot be visible from any the Common Properties or from adjoining property. An Owner is prohibited from locating a Generator on any portion of the Common Properties whether or not owned by the Association.

A Generator must be screened from view if it is: (i) visible to the street faced by the Lot; (ii) located in an unfenced side or rear yard of a Lot and visible either from an adjoining Lot or from adjoining Common Properties; or, (iii) located in a side or rear yard fenced by a wrought-iron or other "open" fence and visible through the fence either from an adjoining Lot or from adjoining Common Properties. The screen must comply with any and all standards established from time to time by the Architectural Control Committee.

11. An Owner or occupant of a Lot is prohibited from using a Generator to generate all, or substantially all, of the electrical power for a Lot, except when utility-generated electrical power to the Lot is not available or is intermittent due to causes other than non-payment for utility services to the Lot.
12. Prior to installation of a Generator, an Owner must submit plans and specifications showing the proposed location of the Generator, as well as any proposed plans and specifications for screening. An application to install a Generator will be submitted and reviewed in the same manner and following the same process as any other request to modify or improve the exterior of a residence on a Lot. Installation of a Generator cannot begin until approval has been received from the Architectural Control Committee. The Association is not responsible for ensuring that an approved submission complies with any applicable governmental health, safety, electrical, and building codes.

**IT IS RESOLVED**, that this Architectural Standards Bulletin is effective when filed of record with the Office of the Dallas County Clerk, and shall remain in full force and effect until revoked, modified or amended by the Architectural Control Committee. Following the recording of this Architectural Standards Bulletin, the Community Manager is authorized to provide notice of this Architectural Standards Bulletin to the Members of the Association.

**THE DOWNS OF HILLCREST  
RESIDENTIAL ASSOCIATION, INC.**

By: Sheila Lau MacHutta  
Sheila Lau MacHutta, Chair  
Architectural Control  
Committee

Date: 12/7/2016