

LOVERS LANDING HOMEOWNERS' ASSOCIATION, INC.

Lightning Rods Use

WHEREAS, the Board of Directors (the "Board") of Lovers Landing Homeowners' Association, Inc. (the "Association") wishes to adopt reasonable guidelines to establish use of Lightning Rods; and

WHEREAS, the Board wishes to adopt these reasonable guidelines regarding restrictions for Lightning Rod use; and

WHEREAS, the Board intends to file these guidelines in the real property records of each county in which the subdivision is located, in compliance with Section 209.005 of the Texas Property Code; and

WHEREAS, this policy may be amended at any time and from time to time by the Board of Directors without amending the Bylaws and as a stand-alone policy to comport with industry standards, to amend or revise provisions of the policy as may be deemed necessary and in the best interest of the Association; and

NOW, THEREFORE, IT IS RESOLVED that the following guidelines for Lightning Rod use is established by the Board:

An Owner may not construct a lightning rod and related systems ("Lightning Rod") on a residence except in compliance with the following:

- (a) the Lightning Rod must meet standards of the National Fire Protection Association ("NFPA") equal to or greater than NFPA's lightning Protection Standard NFPA 780, Underwriters Laboratories ("UL") UL 96A, and Lightning Protection Institute ("LPI") LPI-175.
- (b) any Lightning Rod must be installed by a contractor licensed in the State in which the residence is located, and
- (c) any part of the Lightning Rod that becomes non-functional must be immediately repaired, replaced, or removed from the residence by the Owner at such Owner's costs and expense.

Each Owner acknowledges and agrees that an Owner is solely liable and responsible for the safety, upkeep, and use of the Lightning Rods. Furthermore, each Owner acknowledges that the installation of a Lightning Rod on a residence may void or adversely warranties on such Owner's residence, including without limitation, any roof warranties. EACH OWNER BY ACCEPTANCE OF TITLE TO ITS LOT HEREBY RELEASES AND WAIVES THE ASSOCIATION, DECLARANT, THE BOARD AND/OR ITS MANAGING AGENT AND THEIR RESPECTIVE MEMBERS, EMPLOYEES, DESIGNEES, ADMINISTRATORS, INSPECTORS, CONTRACTORS, AND AGENTS, AND AGREES TO INDEMNIFY AND DEFEND SAME AND HOLD THEM HARMLESS FROM AND AGAINST ANY CLAIMS, LIABILITIES, LOSS, DAMAGE, COSTS AND EXPENSES, INCLUDING BUT NOT LIMITED TO ATTORNEYS' FEES, IN CONNECTION WITH OR ARISING OUT OF THE INSTALLATION, OPERATION, LOCATION, REPAIR, MAINTENANCE, AND/OR REMOVAL OF ANY LIGHTNING ROD OR RELATED SYSTEMS ON AN OWNER'S RESIDENCE.

IT IS FURTHER RESOLVED, this policy is executed to be effective as of the date of recording and that this Policy supersedes in all respects any prior policy and resolution with respect to the Lightning Rods Policy filed by the Association or its predecessor-in-interest, is effective upon its filing with the Office of the Kaufman County Clerk and shall remain in full force and effect until revoked, modified or amended.

IN WITNESS WHEREOF, the undersigned, being the Secretary of the Association has executed this Notice.

Lovers Landing Homeowners' Association, Inc.,
a Texas non-profit corporation

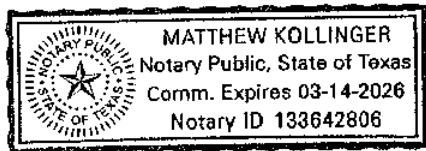
Mehrad Masadi
Authorized Board of Director

Title: Director

THE STATE OF TEXAS §
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COUNTY OF DALLAS §

This instrument was acknowledged before me on the 18 day of August, 2023, by Mehrad Masadi, the Director of the Lovers Landing Homeowners' Association, Inc., a non-profit corporation, in his/her capacity as an Authorized Board of Director of the non-profit corporation.

[SEAL]



M. Kollinger
Notary Public, The State of Texas

My Commission Expires:
3 / 14 / 2026