

# PROPERTY OWNERS' ASSOCIATION OF LAKE RIDGE

## SECOND AMENDED PROPANE TANK INSTALLATION POLICY (Screening & Location)

The Board of Directors of the Property Owners Association of Lake Ridge has adopted the following amended standards for the installation, screening and location of propane tanks on a home site in the Lake Ridge at Joe Pool Lake Subdivision (amending the previous policy adopted by the Board of Directors on September 8, 2008). This amended policy supplements restrictions set forth in the Declaration of Covenants, Conditions and Restrictions for Lake Ridge at Joe Pool Lake, which are in effect to provide for and preserve a uniform plan for the development, improvement, and sale of property for the benefit of both the present and future owners of tracts in the Lake Ridge at Joe Pool Lake Subdivision.

1. Tanks must be screened from public view. Specifically:
  - Tank shall be located screened so that they are not visible from streets, parkways, golf courses, and public or private parks.
  - If the lot is a corner lot, the tank must be screened to prevent the tank from being viewed from either of the two intersecting streets (from the front street or from the side street).
  - The Association board recommends (but does not require) that above ground propane tanks be screened from neighbors.
  - For lots located in Sections of Lake Ridge that have a more restrictive screening requirement in the applicable restrictive covenants, the more restrictive requirement will apply.
  - The Association Board recommends below grade (below ground) installation to provide for complete concealment.
2. Screening materials and design:
  - Screening can be accomplished using a wood cedar fencing or masonry walls as described in section 4.18 Fencing and Walls in the POALR Rules and Regulations Governing Architectural and Design Matters. Screening must be sufficient to conceal the propane tank from public view.
3. For new constructions:
  - The screening materials, installation and location of the tank must be submitted to the Architectural Control Committee (ACC) for approval before installation.
  - Approved screening materials must be installed within thirty (30) days of the date of the propane tank installation.
  - It is the desire of the Architectural Control Committee (ACC) to eliminate above ground propane tanks for new construction. Starting on January 1, 2023, any propane tank installed with new construction must be buried. Also, starting on January 1, 2023, any existing dwelling converting to propane must use a buried tank.
4. Existing Tanks Requirements:
  - Existing screening that has failed (tank visible from public view) or needs replacement must follow the requirements of item 2 (wood cedar fencing / masonry walls) or replace with a buried propane tank.

The foregoing requirements do not apply to small, portable propane tanks used to supply outdoor grills and similar devices.

This Amended Policy is effective upon adoption by the Board of Directors and is to remain in force and effect until revoked, modified, or amended.

This is to certify that the foregoing Amended Propane Tank Installation Policy was adopted by the Board of Directors of the Property Owners Association of Lake Ridge at a meeting of same on June 21, 2022, and has not been modified, rescinded, or revoked.

Date: June 21 2022

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Secretary