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HARVEST BEND, THE MEADOW HOMEOWNERS' ASSOCIATION

GUIDELINES FOR SOLAR ENERGY DEVICES

STATE OF TEXAS §

§ KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF HARRIS §

WHEREAS, HARVEST BEND, THE MEADOW HOMEOWNERS' ASSOCIATION (Association) is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declaration of Covenants, Conditions and Restrictions for Harvest Bend, The Meadow and any Amendments thereto (referred to collectively as the "Declaration"); and

WHEREAS, § 202.010 of the TEXAS PROPERTY CODE was added effective June 17, 2011, regulating solar energy devices; and WHEREAS, the Board of Directors 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 solar energy devices therein, it is appropriate for the Association to adopt guidelines regarding solar energy devices within the community.

NOW, THEREFORE, the Board has duly adopted the following *Guidelines for Solar Energy Devices* within the community.

- 1. These guidelines apply to solar energy devices as defined in § 171.107(a) of the TEXAS TAX CODE. 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. Such Devices may only be installed with advance written approval of the Architectural Review Committee; subject to these guidelines.
- 3. Any such Device must be installed on land or structures owned by the property owner. No portion of the Devices may encroach on adjacent properties or common areas.
 - 4. Such Devices may only be installed in the following locations:
 - a. on the roof of the main residential dwelling;
 - b. on the roof of any other approved structure; or
 - c. within a fenced yard or patio.

5. Devices mounted on a roof must:

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County Clerk, Harris County, Texas

- have no portion of the Device extend higher than or beyond the roofline of a. the roof section to which it is attached;
- conform to the slope of the roof and have a top edge that is parallel to the b. roofline:
- have a frame, support bracket, or visible piping or wiring that is painted in c. a single color to blend with the home;
- if located within a fenced vard or patio, the Device must not be taller than d. the top of the fenceline.

The guidelines are effective upon recordation in the Public Records of Harris County, and supersede any guidelines for solar energy devices which may have previously been in effect. Except as affected by Section 202.010 and/or by these guidelines, all other provisions contained in the Declaration or any other dedicatory instruments of the Association shall remain in full force and effect.

Approved and adopted by the Board on this <u>20</u> day of <u>Upril</u>

THE HARVEST BEND, HOMEOWNERS ASSOCIATION

MEADOW

By:

GLØRIA A. VALIGURÁ. President

STATE OF **TEXAS** COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared GLORIA A. VALIGURA, President of HARVEST BEND, THE MEADOW HOMEOWNERS' ASSOCIATION, a Texas non-profit corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this / O

2012.

LILIANA GOMEZ NOTARY PUBLIC State of Texas Comm. Exp. 05/13/2013

AFTER RECORDING RETURN TO: Messock & Walton

17171 Park Row, Suite 250 Houston, Texas 77084

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COUNTY OF HARRIS

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HARVEST BEND, THE MEADOW HOMEOWNERS' ASSOCIATION

GUIDELINES FOR ROOFING MATERIALS

STATE OF TEXAS §

§ KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF HARRIS §

WHEREAS, HARVEST BEND, THE MEADOW HOMEOWNERS' ASSOCIATION ("Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declaration of Covenants, Conditions and Restrictions for Harvest Bend, The Meadow and any Amendments thereto (referred to collectively as the "Declaration"); and

WHEREAS, § 202.011 of the TEXAS PROPERTY CODE was added effective June 17, 2011, regulating certain roofing materials; and

WHEREAS, the Board of Directors 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 roofing materials therein, it is appropriate for the Association to adopt guidelines regarding roofing materials within the community.

NOW, THEREFORE, the Board has duly adopted the following *Guidelines for Roofing Materials* within the community.

- 1. All buildings shall be roofed with composition shingles unless otherwise approved in writing by the Architectural Review Committee. Wood shingles are prohibited.
- 2. Acceptable colors are earthtone such as black, brown, tan or gray. Blues, reds or yellows are prohibited.
- 3. Ridge vent are encouraged, to improve ventilation, reduce attic temperature and reduce cooling costs, but are not required.
- 4. All roof protrusions, such as vents, roof jacks, must be painted to match the shingles.
- 5. With advance written approval from the Architectural Review Committee, an owner may install shingles ("Alternate Shingles") which are designed primarily to:
 - a. be wind and hail resistant:
 - b. provide heating or cooling efficiencies greater than traditional composition shingles; or
 - c. provide solar energy capture capabilities.

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- 6. When installed, Alternate Shingles must:
 - resemble the shingles used or authorized on property within the subdivision; a.
 - be more durable than and of equal or superior quality to the shingles used b. or authorized on property within the subdivision; and
 - match the aesthetics of properties surrounding the owner's property. c.

The guidelines are effective upon recordation in the Public Records of Harris County, and supersede any guidelines for roofing materials which may have previously been in effect. Except as affected by Section 202.011 and/or by these guidelines, all other provisions contained in the Declaration or any other dedicatory instruments of the Association shall remain in full force and effect.

Approved and adopted by the Board on this 20 day of

HARVEST BEND, **MEADOW** THE HOMEOWNERS' ASSOCIATION

STATE OF TEXAS COUNTY OF **HARRIS**

Before me, the undersigned authority, on this day personally appeared GLORIA A. VALIGURA, President of HARVEST BEND, THE MEADOW HOMEOWNERS' ASSOCIATION, a Texas non-profit corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 20 day of

2012.

LILIANA GOMEZ **NOTARY PUBLIC** State of Texas Comm. Exp. 05/13/2013

AFTER RECORDING RETURN TO:

Messock & Walton 17171 Park Row, Suite 250 Houston, Texas 77084

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County Clerk, Harris County, Texas

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COUNTY OF HARRISE

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