HERITAGE SQUARE COMMUNITY ASSOCIATION, INC.

GUIDELINES FOR ROOFING MATERIALS

STATE OF TEXAS § § KNOW ALL PERSONS BY THESE PRESENTS: COUNTY OF HARRIS §

WHEREAS, HERITAGE SQUARE COMMUNITY ASSOCIATION, INC. ("Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declaration of Covenants, Conditions and Restrictions for Heritage Square 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.

while

- 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 <u>29</u> day of <u>December</u>, 20<u>11</u>.

HERITAGE SQUARE COMMUNITY ASSOCIATION, INC.

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By:

RECORDER'S MEMORANDUM:

At the time of recordation, this instrument was found to be inadequate for the best photographic

round to be inadequate for the best photographic reproduction because of illegibility, carbon of photo copy, discolorad paper, etc. All blockouts additions and changes were present at the time the instrument was filed and recorded.

Richard Remels, President

STATE TEXAS OF ş ş ş COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared RICHARD REMELS, President of HERITAGE SQUARE COMMUNITY ASSOCIATION, INC., 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 29th day of December, 20 11.

FANNY MOLINA COMMISSION EXPIRES NOTA PUBLIC the in and for July 20, 2014 TEXAS STATE O F ANY PROVISION HEREIN WHICH RESTRICTS THE SALE RENTAL, OR USE OF THE DESCRIBED REAL FILED FOR RECORD I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duty RECORDED, in the Official Public Records of Real Property of Harris 8:00 AM County, Texas JAN - 6 2012 IAN - 6 2012 **RETURN TO: MESSOCK & WALTON** 17171 Park Row, SUITE 250 County Clerk, Harris County, Texas HOUSTON, TEXAS 77084

COUNTY CLERK HARRIS COUNTY, TEXAS

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