

GRAND LAKE ESTATES PROPERTY OWNERS ASSOCIATION, INC.

**RESOLUTION AND GUIDELINES REGARDING
REGULATION OF CERTAIN ROOFING MATERIALS**

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

WHEREAS, GRAND LAKE ESTATES PROPERTY OWNERS ASSOCIATION, INC. (the “Association”) is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the various sections of the community (collectively referred to as the “Declarations”);

WHEREAS, Section 202.011 of the Texas Property Code provides for the regulation of certain roofing materials by a property owners’ association;

WHEREAS, Chapter 204, Section 204.010(a)(6) of the Texas Property Code empowers the Association acting through its Board of Directors, to regulate the use, maintenance, repair, replacement, modification, and appearance of the subdivision and to implement written architectural Control guidelines; and,

WHEREAS, the Board of Directors (the “Board”) 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, BE IT RESOLVED THAT the following Guidelines are adopted by the Board of Directors.

GUIDELINES

Subject to written approval from the Architectural Control Committee, an owner may install shingles on the roof of the owner’s property that:

1. are designed primarily to:
 - a. be wind and hail resistant;
 - b. provide heating and cooling efficiencies greater than those provided by customary composite shingles; or
 - c. provide solar generation capabilities; and
2. when installed:
 - a. resemble the shingles used or otherwise authorized for use on property in the subdivision;


- b. are more durable than and are of equal or superior quality to the shingles described by paragraph i.
- c. match the aesthetics of the property surrounding the owner's property.

These guidelines are effective upon recordation in the Public Records of Montgomery County, and supersede any related guidelines which may have previously been in effect. Except as affected by Section 202.011 of the Texas Property Code and/or by these guidelines, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.

Duly approved and adopted at a meeting held by the Board of Directors of GRAND LAKE ESTATES PROPERTY OWNERS ASSOCIATION, INC. this 28th day of December, 2011.

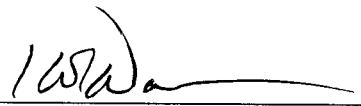
Effective Date: December 28, 2011.

Signed:


President, Board of Directors

LEE WARREN
Printed Name

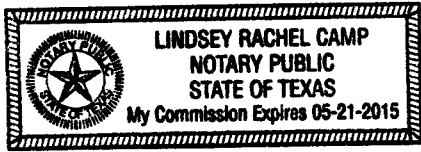
Attest:



President, Board of Directors

LEE WARREN
Printed Name

THE STATE OF TEXAS §
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COUNTY OF MONTGOMERY §

THIS INSTRUMENT was **acknowledged** before me on this the 28 day of Dec, 2011, by LEE WARREN, President of GRAND LAKE ESTATES PROPERTY OWNERS ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.

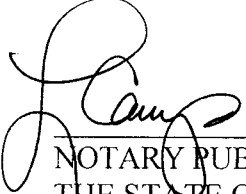



NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

THE STATE OF TEXAS §
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COUNTY OF MONTGOMERY §

THIS INSTRUMENT was **acknowledged** before me on this the 28 day of Dec, 2011, by LEE WARREN, Secretary of GRAND LAKE ESTATES PROPERTY OWNERS ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.




NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS