

Taylor Lake Estates Homeowners Association, Inc.

RESOLUTION AND GUIDELINES REGARDING REGULATION OF CERTAIN ROOFING MATERIALS

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

REGULATION OF CERTAIN ROOFING MATERIALS

WHEREAS, Taylor Lake Estates Homeowners 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.

I. GUIDELINES

Subject to written approval from the Board/Modifications 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. All buildings shall be roofed with composition shingles unless otherwise approved in writing by the Board/Modifications Committee. Wood shingles are specifically prohibited for safety reasons.
3. Composition shingles must weigh at least 230 pounds per square and have a stated warranty of at least 25 years. Shingles should have a laminated design. Three-tab shingles are specifically prohibited except for use as a starter and cap rows.

4. Roof shingles must be dark brown or dark gray tones. Light brown, light gray, blue, green, red and white colors are not allowed.
5. Roof overlays are not allowed. Prior to roofing, all existing materials must be removed down to clean decking. Any damaged or deteriorated decking must be replaced.
6. Ridge vents are encouraged to improve ventilation, reduce attic temperature and reduce cooling costs, but are not required.
7. All roof protrusions, such as vents and roof jacks must be painted to match the shingles.
8. Once 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 used or authorized to be used on other structures within the Association; and
 - c. match the aesthetics of the property surrounding the owner's property.

These guidelines are effective upon recordation in the Public Records of Harris 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 Taylor Lake Estates Homeowners Association, Inc. this 18 day of November, 2013

Effective Date: December 1, 2013