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01/06/2012 RP1 $20.00

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.

6. When installed, Alternate Shingles must:

a. resemble the shingles used or authorized on property within the subdivision;
b. be more durable than and of equal or superior quality to the shingles used or authorized on property within the subdivision; and
c. match the aesthetics of properties surrounding the owner's property.

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 29 day of December, 2011.

HERITAGE SQUARE COMMUNITY ASSOCIATION, INC.

By: _____
Richard Remels, President

RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts additions and changes were present at the time the instrument was filed and recorded.

STATE OF TEXAS §
§
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, 2011.

FANNY MOLINA
MY COMMISSION EXPIRES
July 20, 2014

_____
NOTARY PUBLIC in and for the STATE OF TEXAS

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.
THE STATE OF TEXAS
COUNTY OF HARRIS
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 duly RECORDED, in the Official Public Records of Real Property of Harris County, Texas

JAN - 6 2012

Stan Stanart
COUNTY CLERK
HARRIS COUNTY, TEXAS

FILED FOR RECORD
8:00 AM

JAN - 6 2012

Stan Stanart
County Clerk, Harris County, Texas

RETURN TO:
MESSOCK & WALTON
17171 Park Row, SUITE 250
HOUSTON, TEXAS 77084