

HERITAGE SQUARE COMMUNITY ASSOCIATION, INC.

GUIDELINES FOR SOLAR ENERGY DEVICES

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

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, § 202.010 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:

FILED FOR RECORD
8:00 AM

JAN - 6 2012

Stan Stewart
County Clerk, Harris County, Texas

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