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Notice  
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WORTHAM FALLS HOMEOWNERS ASSOCIATION, INC.

GUIDELINES FOR ROOFING MATERIALS

STATE OF TEXAS:

KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF HARRIS:

WHEREAS, the WORTHAM FALLS HOMEOWNERS ASSOCIATION, INC.; ("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 (referred to collectively as "Declarations"); and

WHEREAS, Declarant is the owner of that certain property located in WORTHAM FALLS, SECTION ONE (1), a subdivision in Harris County, Texas, according to the Map or Plat thereof, recorded under County Clerk's File Number W025250 and Film Code Reference Number 519280 of the Map Records of Harris County, Texas, to-wit:

Lots 1 through 16, inclusive, of Block 1 Lots 1 through 11 inclusive, of Block 2 Lots I through 6, inclusive, of Block 3 Lots 1 through 30, inclusive, of Block 4 Lots 1 through 22, inclusive, of Block 5 Reserves A through E, inclusive

WHEREAS, chapter 202 of the Texas Property Code was amended effective June 17, 2011, to add Section 202.011 ("Section 202.011") thereto dealing with the regulation of roofing materials; and

WHEREAS, the Board of Directors of the Association ("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, the Board has duly adopted the following Guidelines for Roofing Materials within the community.

Roofs and Roofing Materials. The roofs of all buildings on the Property shall be constructed or covered with asphalt dimensional composition shingles or fiberglass composition shingles with a minimum manufacturer guarantee of twenty (20) years and be "Weatherwood" color. The color of any replacement shingles, if the original color shall become unavailable, shall be subject to written approval by the Architectural Control Committee prior to installation. The roofs of all buildings shall contain a roof pitch of not less than four inches (4") per each vertical twelve inches (12") of roof. Roofs on attached porches may have a lesser pitch as may be determined by the Committee. All roof protrusions, such as vents, roof jacks, must be painted to match the shingles.

Subject to Section 8 below and with advance written approval from the ACC Committee, an owner may install shingles ("Alternate Shingles") which are designed primarily to:

- a. provide heating or cooling efficiencies greater than traditional composition shingles;
- b. provide solar energy capture capabilities; or
- c. be wind or hail resistant.

**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.

Once installed, any such Alternative Shingles must:

- a. resemble the shingles used or authorized to be used on other structures within the Association; and
- b. be more durable than and 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 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 material 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 Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.

Approved and adopted by the Board on this 12 day of <sup>December,</sup> 2011.

*Kevin Tanzi*

FILED FOR RECORD  
8:00 AM

Kevin Tanzi  
President  
WORTHAM FALLS HOMEOWNERS ASSOCIATION, INC.

*OK*

DEC 29 2011

STATE OF TEXAS

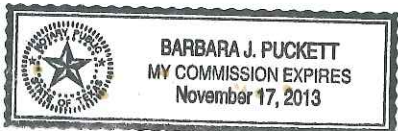
*Stan Stewart*

COUNTY OF HARRIS, County Clerk, Harris County, Texas

*Kevin Tanzi*

Before me, the undersigned authority, on this day personally appeared ~~Robert L. Farrar, Jr.~~ *Kevin Tanzi*, President of WORTHAM FALLS HOMEOWNERS ASSOCIATION, INC., a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she 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 12 day of December, 2011.



*Barbara J. Puckett*  
Notary Public, State of Texas

*BARBARA J. Puckett*  
Printed Name

My commission expires: 11-17-2013

11-000-40-1268

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.

DEC 29 2011



*Stan Stewart*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS