



BRIGHTWATER HOMEOWNERS ASSOCIATION, INC.
GUIDELINES FOR ROOFING MATERIALS

STATE OF TEXAS

COUNTY OF FORT BEND

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WHEREAS, Brightwater 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, Chapter 202 of the Texas Property Code was amended effective June 20, 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.

1. All buildings shall be roofed with composition shingles unless otherwise approved in writing by the Association. Wood shingles are specifically prohibited.
2. Composition shingles must weigh at least 230 pounds per square and have a stated warranty of at least 25 years. Shingles must have a laminated design. Three-tab shingles are specifically prohibited except for use as a starter and cap rows.
3. Acceptable colors are weathered cedar shingle color. Tile and built up roofs must be earthtone in color (i.e. black, brown, tan or gray, no blues, reds or yellows).
4. Ridge vents are encouraged, to improve ventilation, reduce attic temperature and reduce cooling costs, but are not required.
5. All roof protrusions, such as vents, roof jacks, must be painted to match the shingles.
6. Subject to Section 7 below and with advance written approval from the Association, an owner may install shingles ("Alternative Shingles") which are designed primarily to:

- a. provide heating or cooling efficiencies greater than traditional composition shingles; or
 - b. provide solar energy capture capabilities; or
 - c. provide greater resistance and to wind and hail damage.
7. Once installed, any such Alternative Shingles must:
- a. resemble the shingles used or authorized to be used on other structures within the Association;
 - 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 adoption and recordation in the Public Records of Fort Bend County, Texas 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 Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.

Approved and adopted by the Board on this 20 day of DEC, 2011.


Board Member


Board Member


Board Member

Board Member

SECRETARY'S CERTIFICATE OF FILING

I, Kathy Renfrow, certify that:

I am the duly qualified and acting secretary of Brightwater Homeowners Association, Inc., a duly organized and existing Texas non-profit corporation.

The attached instruments are true copies of unrecorded Dedicatory Instruments, as that term is defined by Section 202.001 of the Texas Property Code, pertaining to Brightwater Homeowners Association, Inc..

The attached instruments are being presented for recording in the Official Public Records of Real Property of FORT BEND County, Texas, pursuant to Section 202.006 of the Texas Property Code.

Dated: Dec. 20 2011

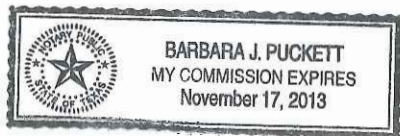
Kathy Renfrow
Secretary
Brightwater Homeowners Association, Inc.

THE STATE OF TEXAS

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COUNTY OF FORT BEND

This instrument was acknowledged before me on the 20th day of December, 2011, by Kathy Renfrow - Sec., President of Brightwater Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said corporation.



Barbara J. Puckett
Notary Public in and for The State of Texas

AFTER RECORDING, RETURN TO:

Bartley & Spears, P.C.
14811 St. Mary's Lane, Suite 270
Houston, Texas 77079

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FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dianne Wilson

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Dianne Wilson COUNTY CLERK

FT BEND COUNTY TEXAS

AS PER ORIGINAL