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Notice
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STRATHMORE COMMUNITY ASSOCIATION, INC.
GUIDELINES FOR SOLAR ENERGY DEVICES

20110476133
11/11/2011 RP1 \$20.00

STATE OF TEXAS §

§ KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF HARRIS §

WHEREAS, the STRATHMORE COMMUNITY 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 17, 2011, to add Section 202.010 ("Section 202.010") thereto dealing with the regulation of solar energy devices; 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 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 ("Devices") as defined in Section 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 Control 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; or
- b. on the roof of any other approved structure; or

FILED FOR RECORD
8:00 AM

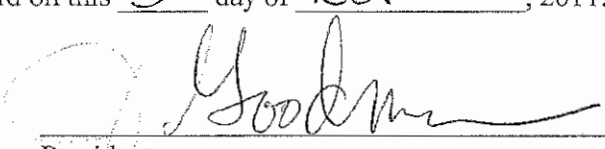
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County Clerk, Harris County, Texas

- c. within a fenced yard or patio.
5. For Devices mounted on a roof, the Device must:
- a. have no portion of the Device extend higher than or beyond the roofline of the roof section to which it is attached;
 - b. conform to the slope of the roof and have a top edge that is parallel to the roofline;
 - c. have a frame, support bracket, or visible piping or wiring that is painted in a single color to blend with the home;
 - d. if located within a fenced yard or patio, the Device must not be taller than the top of the fenceline.

The guidelines are effective upon recordation in the Public Records of Harris County, and supersede any guidelines for solar energy devices which may have previously been in effect. Except as affected by Section 202.010 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 3 day of NOV, 2011.



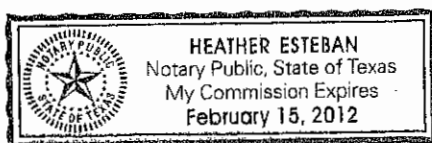
President
Strathmore Community Association, Inc.

STATE OF TEXAS §

COUNTY OF HARRIS §

Before me, the undersigned authority, on this day personally appeared Jamie Goodman of Strathmore Community 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 3 day of November, 2011.



HESTER

NOTARY PUBLIC in and for the
STATE OF TEXAS

After Recording Return to:
Bradley R. Walton
17171 Park Row, Suite 250
Houston, Texas 77084

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

NOV 11 2011



Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS