

Lakes on Eldridge Community Association, Inc.

REGULATION OF CERTAIN ROOFING MATERIALS

WHEREAS, Section 202.011 of the Texas Property Code provides for the regulation of certain roofing materials by a property owners' association;

WHEREAS, the Board of Directors desires to amend its dedicatory instruments with the intent of regulating composting devices, rain barrels, rainwater harvesting devices, and irrigation systems;

NOW, THEREFORE, BE IT RESOLVED THAT the following policy is hereby adopted by the Board of Directors.

I. POLICY

Subject to written approval from the Association, an owner may install shingles on the roof of the owner's property that:

1. are designed primarily to:
 - a. be wind and hail resistant;
 - b. provide heating and cooling efficiencies greater than those provided by customary composite shingles; or
 - c. provide solar generation capabilities; and
2. when installed:
 - a. resemble the shingles used or otherwise authorized for use on property in the subdivision;
 - b. are more durable than and are of equal or superior quality to the shingles otherwise authorized for use on property in the subdivision; and
 - c. match the aesthetics of the property surrounding the owner's property.

This administrative resolution supersedes all previously adopted policies regarding the certain roofing materials by the Association.

Duly adopted at a meeting held by the Board of Directors of Lakes on Eldridge Community Association, Inc. this 16 day of November, 20 11.

Effective Date: November 16, 20 11

Signed:



Signature

Carlton J. Thorpe

Print Name

President, Board of Directors