

WORTHAM GROVE HOMEOWNERS ASSOCIATION, INC.

GUIDELINES FOR SOLAR ENERGY DEVICES

STATE OF TEXAS:

KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF HARRIS:

WHEREAS, the WORTHAM GROVE 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 certain property heretofore platted and subdivided into that certain residential subdivision known as Wortham Grove Section 1,2,3,4 and 5 and is recorded under Film Code No. 381107, 412131, 398017, 398020, and 412134 of the Harris County, Texas Map Records; and

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WHEREAS, chapter 202 of the Texas Property Code was amended effective September 1, 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 ACC 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 rear roof of the main residential dwelling; or
  - b. on the roof of any other approved structure; or
  - c. within a fenced yard or patio.
5. For Devices mounted on a roof, the Device must:

FILED FOR RECORD  
8:00 AM

FEB 6 2012

*Stu Stewart*  
County Clerk, Harris County, Texas

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Notice*

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- a. have no portion of the Device higher than the highest roof section to which it is attached.

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 6<sup>th</sup> day of October 2011.

*Nikos Salmatanis*

Nikos Salmatanis

President

WORTHAM GROVE HOMEOWNERS ASSOCIATION, INC.

*JS*

STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared Nikos Salmatanis, President of WORTHAM GROVE 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 6<sup>th</sup> day of October, 2011.

*Fanny Molina*

Notary Public, State of Texas



*Fanny Molina*

Printed Name

My commission expires: July 29 2014

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.

FEB - 6 2012



*Stan Stewart*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

Return To: ✓  
*Holt & Young, P.C.*

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