

WORTHAM GROVE HOMEOWNERS ASSOCIATION, INC.
GUIDELINES FOR ROOFING MATERIALS

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, 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, 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, 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 roof of each Residence shall be covered with asphalt or composition type shingles equal to or better than a weight of 230 pounds per 100 square feet of roof area. All roof stacks and flashings must be painted to match the approved roof color. No flat roof shall be permitted. Approved roof shingle colors are weathered wood, weathered grey, driftwood, slate and black.

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; or
- b. provide solar energy capture capabilities.

Once installed, any such Alternative Shingles must:

- c. resemble the shingles used or authorized to be used on other structures within the Association; and

FILED FOR RECORD
8:00 AM

FEB 6 2012

Stan Starnant
County Clerk, Harris County, Texas

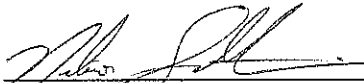
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- d. be more durable than and of equal or superior quality to the shingles used or authorized to be used on other structures within the Association; and
- e. match the aesthetics of properties surrounding the owner's property.

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 6th day of October 2011.



Nikos Salmatanis
President
WORTHAM GROVE HOMEOWNERS ASSOCIATION, INC. /su

STATE OF TEXAS

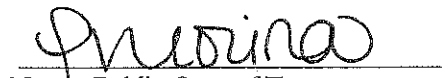
COUNTY OF HARRIS

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 6th day of October 2011.



[Notarial Seal]


Notary Public, State of Texas

Fanny Molina
Printed Name

My commission expires:

July 20 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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