RP-2020-412604
09/03/2020 ER $30.00

# ADDITIONAL DEDICATORY INSTRUMENT
# for
# VILLAGES OF BEAR CREEK HOMEOWNERS' ASSOCIATION, INC.

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Chris J. Archambault who, being by me first duly sworn, states on oath the following:

My name is Chris J. Archambault I am over twenty-one (21) years of age, of sound mind, capable of making this affidavit, authorized to make this affidavit, and personally acquainted with the facts herein stated:

I am the Attorney for VILLAGES OF BEAR CREEK HOMEOWNERS' ASSOCIATION, INC. Pursuant with Section 202.006 of the Texas Property Code, the following documents are copies of the original official documents from the Association's files:

**VILLAGES OF BEAR CREEK HOMEOWNERS' ASSOCIATION, INC.**
**RESOLUTION AND GUIDELINES REGARDING REGULATION OF CERTAIN ROOFING MATERIALS**

DATED this 2nd day of September, 2020.

**VILLAGES OF BEAR CREEK HOMEOWNERS' ASSOCIATION, INC.**

BY: _____
Chris J. Archambault, Attorney
(Printed Name)

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THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

THIS INSTRUMENT was **acknowledged** before me on this the 2nd day of September, 2020 by the said Chris J. Archambault, Attorney for VILLAGES OF BEAR CREEK HOMEOWNERS' ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.

JENNIFER R ADAIR
My Notary ID # 125201388
Expires February 15, 2021

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

RP-2020-412604

After Recording Return To:
Daughtry & Farine, P.C.
17044 El Camino Real
Houston, Texas 77058
ATTN: CJA/arg

**VILLAGES OF BEAR CREEK HOMEOWNERS' ASSOCIATION, INC.**
**RESOLUTION AND GUIDELINES REGARDING**
**REGULATION OF CERTAIN ROOFING MATERIALS**

THE STATE OF TEXAS §
§ KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF HARRIS §

**WHEREAS**, VILLAGES OF BEAR CREEK HOMEOWNERS' ASSOCIATION, INC. (the "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 (collectively referred to as the "Declarations");

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

**WHEREAS,** Chapter 204, Section 204.010(a)(6) of the Texas Property Code empowers the Association acting through its Board of Directors, to regulate the use, maintenance, repair, replacement, modification, and appearance of the subdivision and to implement written architectural Review guidelines; and,

**WHEREAS**, the Board of Directors (the "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, BE IT RESOLVED THAT** the following Guidelines are adopted by the Board of Directors.

**GUIDELINES**

Subject to written approval from the Architectural Control Committee, 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.
2. All buildings shall be roofed with composition shingles unless otherwise approved in writing by the Architectural Control Committee. Wood shingles are specifically prohibited for safety reasons.
3. Composition shingles must weigh at least 230 pounds per square and have a stated warranty of at least 25 years. Shingles should have a laminated design. Three-tab shingles are specifically prohibited except for use as a starter and cap rows.
4. Roof overlays are not allowed. Prior to roofing, all existing materials must be removed down to clean decking. Any damaged or deteriorated decking must be replaced.
5. Ridge vents are encouraged to improve ventilation, reduce attic temperature and reduce cooling costs, but are not required.

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5. All roof protrusions, such as vents and roof jacks must be painted to match the shingles.
7. Once installed, shingles must:
    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 used or authorized to be used on other structures within the Association; and
    c. match the aesthetics of the property surrounding the owner's property.
8. Roof sample sizes required – sample sizes of all roofs must be submitted to the Architectural Control Committee prior to approval, in the following size: X feet/inches x 5x7 feet/inches
9. On-site observation required - roof samples must be observed onsite on the owner's lot in natural sunlight prior to approval.
10. Roof colors - in regard to permissible colors for all roofs, please see as follows:
    a. Permitted colors – Barkwood and Weatherwood, Charcoal Certainteed-Mission Brown-Weatherwood and Moire Black Owen Corning-Driftwood, Onyx Black and Estate Gray
    b. Prohibited colors – All roofs and shingles in the following color spectrums are prohibited: Light brown, light gray, blue, green, red, black (except as stated above) and white colors are not allowed.

These guidelines are effective upon recordation in the Public Records of Harris County, and supersede any related guidelines which may have previously been in effect. Except as affected by Section 202.011 of the Texas Property Code 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.

Duly approved and adopted at a meeting held by the Board of Directors of VILLAGES OF BEAR CREEK HOMEOWNERS' ASSOCIATION, INC., this 31ST day of August, 2020.

Signed: _____
President, Board of Directors

CoRinne Anderson
Printed Name

Attest: _____
Secretary, Board of Directors

Gabrielle Greer
Printed Name

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09/03/2020 09:54 AM

e-Filed & e-Recorded in the

Official Public Records of

HARRIS COUNTY

CHRIS HOLLINS

COUNTY CLERK

Fees $30.00

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RECORDERS MEMORANDUM
This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

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.

COUNTY CLERK
HARRIS COUNTY, TEXAS