

RECORD OF DEDICATORY INSTRUMENTS (PURSUANT TO PROPERTY CODE § 202.006)

Willow Forest Homes Association, Inc.

Number of Units 566  
Declaration File Code V702964  
Declaration Film Code 550502969

Items attached to be filed:  
\_\_\_\_ Management Certificate  
\_\_\_\_ By-Laws  
X Rules and Regulations  
\_\_\_\_ Articles of Incorporation  
\_\_\_\_ Architectural Control Guidelines  
\_\_\_\_ Other

TOTAL # OF PAGES TO BE FILED: 2

AFFIDAVIT IN COMPLIANCE WITH SECTION 202.006  
OF TITLE 11 OF THE TEXAS PROPERTY CODE

THE STATE OF TEXAS §  
COUNTY OF HARRIS §

**BEFORE ME**, the undersigned authority, on this day personally appeared Sarah Eldridge, who, being duly sworn according to law, stated the following under oath:

"My name is Sarah Eldridge. I am fully competent to make this Affidavit. I have personal knowledge of the facts stated herein, and they are all true and correct.

I am Vice President of JDH Association Management, the management team for **Willow Forest Homes Association, Inc.** a Texas Non-profit Corporation (the "Association"). I am also a custodian of the records for the Association and I have been authorized by the Association's Board of Directors to sign this Affidavit.

The Association is a "property owners' association" as that term defined in *Title 11 of the Texas Property Code*. The Association's jurisdiction includes, but may not be limited to the tract or parcel of land consisting of all lots in Willow Forest Section One according to the map or plat recorded under Film Code No. 527109 of the Map Records of Harris County, Texas; and all lots in Willow Forest Section Two according to the map or plat thereof recorded under Film Code No. 676503 of the Map Records of Harris County, Texas.

Attached hereto are the originals of or true and correct copies of, the following dedicatory instruments, including known amendments or supplements thereto, governing the Association, which instruments have not previously been recorded. The documents attached hereto are subject to being supplemented, amended or changed by the Association. Any questions regarding the dedicatory instruments of the Association may be directed to the Association at 15201 East Freeway, Suite 205, Channelview, Texas 77530 phone number: (281) 457-5341.

SIGNED on this the 25th day of October, 2018.

*Sarah Eldridge*  
Sarah Eldridge, Vice President  
JDH Association Management

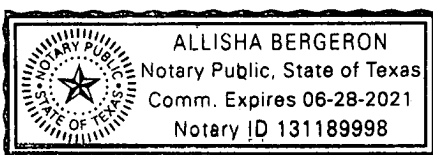
VERIFICATION

THE STATE OF TEXAS  
COUNTY OF HARRIS

**BEFORE ME**, the undersigned authority, on this day personally appeared Sarah Eldridge, who, after being duly sworn stated under oath that she has read the above and foregoing Affidavit and that every factual statement contained therein is within her personal knowledge and is true and correct.

SUBSCRIBED AND SWORN TO BEFORE ME, a Notary Public, on this the 25th day of October, 2018.

*A. Bergeron*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



RP-2019-142409

3  
notice  
12

102

(3)  
100

100

**WILLOW FOREST HOMES ASSOCIATION, INC.**  
**GUIDELINE REGARDING REGULATION OF**  
**SOLAR ENERGY DEVICES ACCORDING TO THE TEXAS PROPERTY CODE**

WHEREAS, the Board of Directors of Willow Forest Homes Association, Inc. (the "Association") is authorized to administer the affairs of the Association and provide for the health, safety and welfare of the members and property within the Association and specifically for regulation of solar energy devices; and,

WHEREAS, Section 202.010 (B) of the Texas Property Code authorizes property owner associations to enforce a provision that regulates a solar energy device as set forth therein provided it complies with the specific provision of the Texas Property Code for properties within the jurisdiction of the Association; and

WHEREAS, the Association desires to fully comply with the requirements of Section 202.010 (B) of the Texas Property Code;

NOW THEREFORE, BE IT RESOLVED THAT: the following Guideline regarding enforcement of Solar Devices is hereby adopted by a motion, second of the motion and approval by a majority of the members of the Board of Directors at a board meeting:

The Association shall enforce the following guideline for installation and operation of a solar device on the properties within the jurisdiction of the Association.

Solar devices shall not be permitted in the event any such device threatens the public health or safety or violates a law. The Association is also empowered to regulate any solar energy devices which are located on property owned or maintained by the property owners association, is located in common by the members of the property owners association or is located in an area on a property owner's property other than:

- 1) On the roof of the home or of another structure allowed under a dedicatory instrument or,
- 2) In a fenced yard or patio owned and maintained by the property owner,
- 3) If mounted on the roof of the home and
  - A) Extends higher than or beyond the roofline,
  - B) Is located in an area other than an area designated by the property owners association, unless the alternate location increased the estimated annual energy production of the device, as determined by using a publicly available modeling tool provided by the National Renewable Energy Laboratory, by more than ten percent above the energy production of the device if located in an area designated by the property owners association,
  - C) Does not conform to the slope of the roof and has a top edge that is not parallel to the roofline, or,

D) Has a frame, support bracket, or visible piping or wiring that is not in a silver, bronze, or black tone commonly available in the marketplace,

4) If located in a fenced yard or patio, is taller than the fence line,

5) As installed, voids material warranties, or

6) Was installed without prior approval by the property owners association or by the Architectural Control Committee of the Association.

The Architectural Control Committee of the Association may not withhold approval for installation of a solar energy device if the provisions set forth herein are met or exceeded, unless the Architectural Control Committee determines in writing that placement of the device as proposed by the property owner constitutes a condition that substantially interferes with the use and enjoyment of land by causing a unreasonable discomfort or annoyance to persons or ordinary sensibilities. The Architectural Control Committee shall seek the written approval of the proposed placement of the device by all property owners of adjoining property to the property owner seeking approval of the solar energy device. Approval of all such adjoining property owners constitutes prima facie evidence that such a condition does not exist.

ADOPTED this 25 day of October, 2018.

WILLOW FOREST HOMES ASSOCIATION, INC.

By: [Signature]  
Mark Garrett, President

THE STATE OF TEXAS

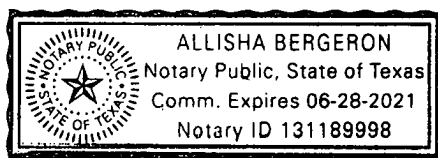
§

§

COUNTY OF HARRIS

§

THIS INSTRUMENT was acknowledged before me on this the 25 day of October, 2018, by the said Mark Garrett, President of WILLOW FOREST HOMES ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.



[Signature]  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

After Recording Return to: ✓  
JDH Association Management  
Attn: Lea Hunt  
1849 Kingwood Drive, Suite 103  
Kingwood, TX 77339

FILED FOR RECORD

11:09:07 AM

Tuesday, April 9, 2019

*Diane Mautman*

COUNTY CLERK, HARRIS COUNTY, TEXAS

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

Tuesday, April 9, 2019



*Diane Mautman*

COUNTY CLERK  
HARRIS COUNTY, TEXAS

RP-2019-142409