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Roofing Material Guidelines for the
The Lakes of South Shore Harbour Community Association, Inc.

STATE OF TEXAS §
§
COUNTY OF GALVESTON §

Pursuant to the Bylaws of the The Lakes of South Shore Harbour Community Association, Inc.(referred to as "Association") and the Declaration of Protective Covenants, the Directors of the The Lakes of South Shore Harbour Community Association, Inc., a Texas non-profit corporation, consent to the adoption of the following resolution:

RE: Architectural Guidelines for Roofing Materials

WHEREAS:

1. The Texas Property Code Chapter 202 Section 202.011 precludes associations from adopting or enforcing a prohibition ore restriction on certain roofing materials.
2. Pursuant to Section 202.011 of the Texas Property Code, the Board of Directors is permitted to adopt certain limitations on roofing materials.

BE IT RESOLVED THAT:

3. In order to comply with Section 202.011 of the Texas Property Code, the Board of Directors of the Association adopts the following guidelines for certain roofing materials.
    a. Certain types of roof shingles are designed to prevent wind and hail damage, provide heating and cooling efficiencies, or provide solar generation capabilities.
    b. Prior to installation of these types of roof shingles, you must obtain written approval from the architectural review committee.
    c. To comply with these guidelines the roof shingles must resemble the shingles used on other properties within the subdivision.
    d. The shingles must also be more durable than and are of equal or greater quality to the shingles used on other properties within the subdivision.
    e. The shingles must match the aesthetics of other properties surrounding the owner's property.
4. In the event of any conflict between these provisions and any roofing material restrictions contained in any governing documents of the Association, including design guidelines, policies and the Declaration, this Roofing Materials Policy controls.

EFFECTIVE DATE: 3/1/2020

Authorized Board Member Signature: DocuSigned by: Rob Schuler 47C5A581BBBC45B... Date: 3/3/2020