

AFFIDAVIT FOR FILING DEDICATORY INSTRUMENTS

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STATE OF TEXAS )(
COUNTY OF BRAZORIA )(

KNOW ALL BY THESE PRESENTS:

WHEREAS section 202.006 of the Texas Property Code requires that a property owners' association file its dedicatory instruments in the real property records of the county in which the property is located, and

WHEREAS the Palm Crest Homeowners Association is a property owners' association as the term is defined in the Texas Property Code and has property located in Brazoria County, Texas,

NOW THEREFORE, true copies of the following dedicatory instruments of the Palm Crest Homeowners Association which have not been previously filed in the public records of Brazoria County are attached hereto, including:

Palm Crest Homeowners Association Guidelines for Roofing Materials

FURTHER, other dedicatory instruments of the Palm Crest Homeowners Association have already been filed in the public records of Brazoria County and these documents supplement the previously filed documents.

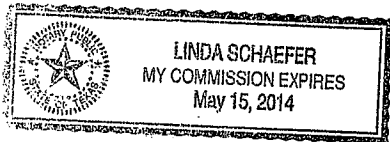
SIGNED on this 24th day of October, 2011.

Signature: [Handwritten Signature]
By: Susan Gonzales
Title: CKM Property Management, Managing Agent for Palm Crest Homeowners Association

STATE OF TEXAS )(
COUNTY OF BRAZORIA )(

This instrument was acknowledged before me on this 24th day of October, 2011 by Susan Gonzales.

Signature: [Handwritten Signature]
By: Linda Schaefer
Title: Notary in and for the State of Texas
My commission expires on 05/15/14



✓CKM

Return to: CKM Property Management, Inc.
P.O. Box 160
Tomball, TX 77377-0160
Phone: 281-255-3055 Fax: 281-255-3056

**Palm Crest Homeowners Association  
GUIDELINES FOR ROOFING MATERIALS**

STATE OF TEXAS

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KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF BRAZORIA

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WHEREAS, the Palm Crest Homeowners Association ("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, 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.

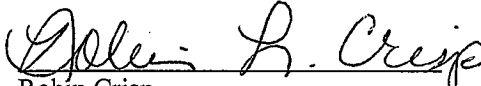
NOW, THEREFORE, the Board has duly adopted the following *Guidelines for Roofing Materials* within the community.

1. 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.
2. Composition shingles must weigh at least 230 pounds per square and have a stated warranty of at least 25 years. Shingles must have a laminated design. Three-tab shingles are specifically prohibited except for use as a starter and cap rows.
3. Roof shingles must be dark brown or dark gray tones. Light brown, light gray, blue, green, red and white colors are not allowed.
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 vent are encouraged, to improve ventilation, reduce attic temperature and reduce cooling costs, but are not required.
6. All roof protrusions, such as vents, roof jacks, must be painted to match the shingles.
7. Subject to Section 8 below and with advance written approval from the Architectural Control Committee, an owner may install shingles ("Alternative Shingles") which are designed primarily to:
  - a. be wind and hail resistant; or
  - b. provide heating or cooling efficiencies greater than traditional composition shingles; or
  - c. provide solar energy capture capabilities.
8. Once installed, any such Alternative Shingles must:

- a. resemble the shingles used or authorized to be used on other structures within the Association; and
- b. 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
- c. match the aesthetics of properties surrounding the owner's property.

The guidelines are effective upon recordation in the Public Records of BRAZORIA County, and supersede any guidelines for roofing materials 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.

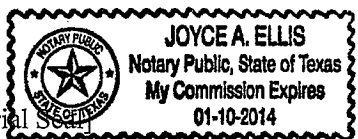
Approved and adopted by the Board on this 13 day of October 2011.


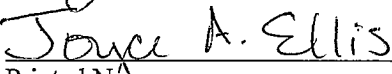
  
Robin Crisp  
Secretary  
Palm Crest Homeowners Association

STATE OF TEXAS           §  
  §  
COUNTY OF BRAZORIA   §

Before me, the undersigned authority, on this day personally appeared Robin Crisp, Secretary of Palm Crest Homeowners Association, 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 13 day of October, 2011.



  
Notary Public, State of Texas  
  
Printed Name

My commission expires: 1-10-2014

Doc# 2011045762  
# Pages 3  
11/07/2011 12:19PM  
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BRAZORIA COUNTY  
JOYCE HUDMAN  
COUNTY CLERK  
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