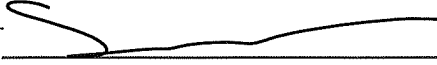


STATE OF TEXAS §
 §
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- 1.) The Association shall have the sole authority to promulgate all ballots, absentee ballots, proxy forms, electronic ballots or other instruments ("Voting Instruments") for use in Association wide votes or elections and the Association may not accept any other form of these instruments in connection with an Association vote or election.
- 2.) The Association may include copies of Voting Instruments for use in Association wide votes or elections in the notice of said meeting. Members shall otherwise be entitled to obtain from the Association copies of said unexecuted Voting Instruments.
- 3.) All Voting Instruments must be signed and dated by the member executing said instrument. Unsigned or undated instruments may be deemed invalid and may not be counted toward quorum and/or totals in a vote or election.
- 4.) Voting Instruments may be submitted to the Association electronically, by mail or in person not later than one business day prior to the election or vote to which they pertain. Voting Instruments may also be submitted at the meeting to which they pertain prior to the close of voting.
- 5.) Electronic submission of executed Voting Instruments may include e-mail submission or facsimile transmission of said Voting Instrument to the respective email address or fax number listed for such purpose on said instrument promulgated by the Association. Electronic submission of said Voting Instruments shall also include an electronic transmission made through a secured exchange available through the Association's website.

- 6.) Voting Instruments may also be mailed to the principal office address of the Association as listed on the Voting Instrument. If mailing, Voting Instruments must be received not later than one business day prior to the Election or Vote to which they pertain.
- 7.) Votes cast by proxy may only be cast in person by the proxy holder at the meeting for which said proxy is effective.
- 8.) Voting shall be permitted by proxy, absentee ballot or electronic ballot.

EFFECTIVE DATE: 9/1/2025

Authorized Board Member Signature: 
Sylvia Lagunas Garza (Aug 27, 2025 17:39:30 CDT)

Date: 8/27/25

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WHEREAS:

- BE IT RESOLVED THAT:

1. In order to comply with Section 202.010 of the Texas Property Code, the Board of Directors of the Association hereby repeals any and all prior restrictions on solar energy devices contained in any governing document of the Association, all prior restrictions and adopts the following guidelines to govern solar energy devices.
 - a. Solar energy devices may be approved by the architectural review committee, but prior to installation written approval must be obtained from the architectural review committee;
 - b. Unless there is supplied documentation stating that the energy production of the solar energy device will be compromised by more than ten percent, the solar energy device must be placed on the rear facing portion of the roof, or may be placed on the rear facing portion of another approved structure;
 - c. The solar energy device may not be higher or wider than any flat portion of the roof with where it is attached. The top edge of the solar energy device must be parallel with the roofline, or if the roofline is at an angle, it must be parallel with the bottom portion of the roof. The solar energy device must also conform to the slope of the roofline;

- d. If the solar energy device will be located anywhere on the lot other than the roof of the home, or other approved structure, the solar energy device must be located below the fence line;
 - e. The color of the solar energy device frames, brackets, wires and pipes must be included with the improvement request.
2. In the event of any conflict between these provisions and any solar energy device restrictions contained in any governing documents of the Association, including design guidelines, policies and the Declaration, this Solar Energy Device Policy controls.

EFFECTIVE DATE: 9/1/2025

Authorized Board Member Signature:  Sylvia Lagunas Garza (Aug 27, 2025 17:39:30 CDT) Date: 8/27/25

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Pursuant to the Governing Documents of Windstone Colony Community Association, Inc., (referred to as "Association") the Directors of the Windstone Colony Community Association, Inc., a Texas non-profit corporation, adopt the following resolution:

WHEREAS:

1. The Texas Property Code Section 202.008 restricts homeowners' associations from assessing a fine against property owner(s) for a violation of the restrictions for not installing or maintaining green vegetation or turf during temporary water restrictions mandated by a municipality, water utility, or other retail or wholesale water supplier as a strategy to conserve water during drought like conditions; and
2. Fines cannot be levied before the 60th day after the date the residential watering restriction is lifted.

BE IT RESOLVED THAT:

1. In order to comply with Texas Property Code Section 202.008, the Association hereby adopts this policy whereby during a period when the owner's property is subject to a residential water restriction under which discolored or brown vegetation or turf could reasonably result, or before the 60th day after the date those restrictions are lifted, no fines will be levied against property owners for a violation of the Association restrictions that requires the owner(s) to
 - a. plant or install grass or turf, or
 - b. maintain green vegetation or turf, or
 - c. prohibits discolored or brown vegetation or turf on the property
2. The Association hereby adopts this policy that during a period when the owner's property is subject to a residential water restriction under which discolored or brown vegetation or turf could reasonably result, or before the 60th day after the date those restrictions are lifted, any fines assessed during this time shall be considered void and will be removed from the owner's account within a reasonable timeframe.

EFFECTIVE DATE: 9/1/2025

Authorized Board Member Signature: _____

Sylvia Lagunas Garza (Aug 27, 2025 17:39:30 CDT)

Date:

8/27/25