

**CERTIFICATE OF ADOPTION
OF
SHINGLE CRITERIA
OF
MERRYLANDS HOMEOWNERS ASSOCIATION**

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

WHEREAS, the Board of Directors (the "Board") of Merrylands Homeowners Association, a Texas non-profit corporation (the "Association") is charged with administering and enforcing that certain Merrylands Section One Declaration of Covenants, Conditions and Restrictions recorded in the Office of the County Clerk of Harris County, Texas, under Clerk's File No. RP-2019-124196, as may be supplemented and amended from time to time encumbering the Merrylands community (the "Community"); and

WHEREAS, Chapter 202 of the Texas Property Code was amended effective June 17, 2011, to add Section 202.011 ("Section 202.011") thereto; and

WHEREAS, Section 202.011 requires a property owners' association to allow certain types of shingles if certain criteria is met; and

WHEREAS, the Board has determined that in connection with providing criteria regarding certain types of shingles, it is appropriate for the Association to adopt the criteria described herein below; and

WHEREAS, the Bylaws of the Association provide that a majority of the members of the Board shall constitute a quorum for the transaction of business and that the action of a majority of the members of the Board at a meeting at which a quorum is present is the action of the Board; and

WHEREAS, the Board held a meeting on April 4, 2019 (the "Adoption Meeting"), at which at least a majority of the members of the Board were present and duly passed the criteria described herein below (the "Shingle Criteria").

NOW, THEREFORE, to give notice of the matters set forth herein, the undersigned, being the President of the Association, does hereby certify that at the Adoption Meeting, at least a majority of the members of the Board were present and the Board duly adopted the Shingle Criteria. The Shingle Criteria is effective upon recordation of this Certificate in the Official Public Records of Harris County, Texas (the "Official Public Records"), and supplements any restrictive covenants, guidelines or policies regarding the type of shingles described in the Shingle Criteria which may have previously been in effect for the Community, unless such restrictive covenants, guidelines or policies are in conflict with the Shingle Criteria, in which case the terms in the Shingle Criteria will control. The Shingle Criteria is as follows:

Subject to the criteria set forth below, owners may install shingles (the "Acceptable Shingles") on the roof of the owner's dwelling and other improvements located upon the owner's property that are designed primarily to: (i) be wind and hail resistant; (ii) provide heating and cooling efficiencies greater than those provided by customary composite shingles; or (iii) provide solar generation capabilities. Provided however, the Acceptable Shingles, when installed: (i) must resemble the shingles used or otherwise authorized for use on property in the Community; (ii) must be more durable than and of equal or superior quality to the shingles used or otherwise authorized for use on property in the Community; and (iii) must match the aesthetics of the properties surrounding the owner's property.

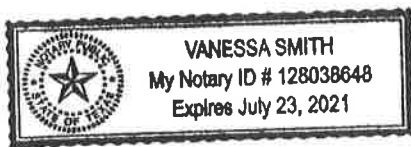
EXECUTED on the date of the acknowledgement set forth herein below, to be effective upon recordation in the Official Public Records.

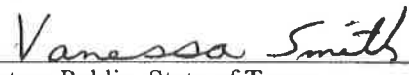
Merrylands Homeowners Association,
a Texas non-profit corporation

By: 
Louis Trapolino, President

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on April 4, 2019, by Louis Trapolino, President of Merrylands Homeowners Association, a Texas non-profit corporation, on behalf of said entity.




Notary Public, State of Texas

WHEN RECORDED, RETURN TO:

Mark K. Knop
Hoover Slovacek LLP
Galleria Tower II
5051 Westheimer Rd., Suite 1200
Houston, Texas 77056

RP-2019-142370
Pages 3
04/09/2019 11:02 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
DIANE TRAUTMAN
COUNTY CLERK
Fees \$20.00

RP-2019-142370

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.



Diane Trautman

COUNTY CLERK
HARRIS COUNTY, TEXAS