

**MONTSERRAT HOMEOWNERS ASSOCIATION, INC.
GUIDELINES FOR REGULATION OF CERTAIN ROOFING MATERIALS**

STATE OF TEXAS

§

KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF TARRANT

§

§

WHEREAS the "Montserrat Homeowners Association, Inc." (the "Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declaration of Covenants, Restrictions and Easements 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 certain roofing materials; and

WHEREAS, the Board of Directors ("Board") of the Association has determined that in connection with maintaining the aesthetics and architectural harmony of the community, it is appropriate for the Association to adopt guidelines regarding certain roofing materials within the community.

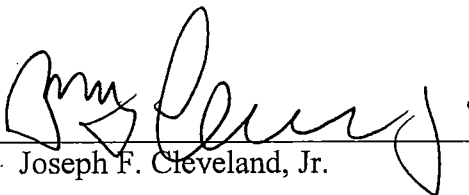
NOW, THEREFORE, the Board has duly adopted the following *Guidelines for Regulation of Certain Roofing Materials* within the community.

1. The roofing materials described below may not be installed without prior written approval of the Architectural Control Committee (ACC) or its equivalent.
2. The Association shall not prohibit an Owner who is otherwise authorized to install shingles on the roof of the Owner's property from installing shingles that:
 - A. Are designed to:
 - i. Be wind and hail resistant;
 - ii. Provide heating and cooling efficiencies greater than those provided by customary composite shingles;
 - iii. Provide solar generation capabilities; and
 - B. When installed:
 - i. Resemble the shingles used or otherwise authorized for use on property in the subdivision;
 - ii. Are more durable than and are of equal or superior quality to the shingles described by above; and
 - iii. Match the aesthetics of the property surrounding the Owner's property.


The guidelines are effective upon recordation in the Public Records of the county in which the property subject to the Association is located, and supersede any guidelines regarding certain 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.

CERTIFICATION

I, the undersigned, being the President of the Montserrat Homeowners Association, Inc., hereby certify that the foregoing Resolution was adopted by a majority of the Montserrat Homeowners Association's Board of Directors.

By: 
Joseph F. Cleveland, Jr.

SUBSCRIBED AND SWORN TO BEFORE ME, the undersigned authority, by the above-mentioned Affiant on this 27th day of November, 2013, to certify which witness my hand and seal of office.


Notary Public in and for the State of Texas

After Recording, Return to:

Joseph F. Cleveland, Jr.
Brackett & Ellis, P.C.
100 Main Street
Fort Worth, TX 76102

