

COUNTRYGROVE COMMUNITY ASSOCIATION, INC.
POLICY FOR SOLAR ENERGY DEVICES ON ASSOCIATION-MAINTAINED AREAS

STATE OF TEXAS §
 §
COUNTY OF BRAZORIA §

WHEREAS CountryGrove Community Association (hereinafter the “Association”) is a Texas nonprofit corporation and the governing entity for CountryGrove, Sections One through Five, CountryPlace Section Twelve, and 026706 acres of land in CountryPlace, all being additions in Brazoria County, Texas, according to the maps or plats thereof, recorded in the Real Property Records of Brazoria County, Texas, under Clerk’s File Nos. 1982-014750, 1982-014751, 1984-041499, 1990-033461, 1992-011547, 1996-000789, and at Volume 301, Page 686, respectively along with any amendments, replats, and supplements thereto (hereinafter the “Subdivision”); and,

WHEREAS the State of Texas has enacted Section 202.010 of the Texas Property Code, which governs how Texas property owners’ associations may regulate solar energy devices; and,

WHEREAS Section 202.010(d)(2) of the Texas Property Code authorize a property owners’ association to prohibit a solar energy device that is located on property owned or maintained by the property owners’ association; and,

WHEREAS Section 204.010(a)(6) of the Texas Property Code authorizes the Association to regulate the appearance of the Subdivision; and,

WHEREAS the Association and the Subdivision are governed, in part, by the Amended and Restated Consolidated Declaration of Covenants, Conditions and Restrictions for CountryGrove, recorded in the Real Property Records of Brazoria County, Texas, under Clerk’s File no. 02-021612 (hereinafter the “Declaration”); and,

WHEREAS the Declaration provides that the Association shall maintain the yards and roofs in the Subdivision, as a common expense of all the Owners in the Subdivision; and,

WHEREAS the Association has determined that installing solar energy devices on areas maintained by the Association is detrimental to the Association’s purposes and contrary to the best interests of the Association; and,

WHEREAS this Dedicatory Instrument consists of Restrictive Covenants as defined by Texas Property Code Section 202.001, et seq., and the Association shall have and may exercise discretionary authority with respect to these Restrictive Covenants; and,

WHEREAS in the event of a conflict between this Policy and any previously adopted policy, rules, or regulations regarding this subject matter, this Policy shall control; and,

WHEREAS “solar energy device,” as used herein, shall have the same meaning as in Section 202.010 of the Texas Property Code;

NOW THEREFORE, in accordance with the foregoing, the Association hereby adopts the following Policy:

PROHIBITION OF INSTALLATION OF SOLAR ENERGY DEVICES

1. No Owner in the Subdivision may install, keep, or maintain, a solar energy device on any portion of their Lot that is maintained by the Association, including (but not limited to) the yard on the Lot, and including (but not limited to) the roof of the residence on the Lot.

2. No Owner in the Subdivision may allow a solar energy device to be installed, kept, or maintained, on any portion of their Lot that is maintained by the Association, including (but not limited to) the yard on the Lot, and including (but not limited to) the roof of the residence on the Lot.

3. No Owner in the Subdivision may install, keep, or maintain, a solar energy device, or allow a solar energy device to be installed, kept, or maintained, on any portion of Owner's Lot maintained by Owner, without the written prior authorization of the Association's Architectural Control Committee.

CERTIFICATION

"I, the undersigned, being a Director of CountryGrove Community Association, hereby certify that the foregoing was adopted by at least a majority of the Association's Board of Directors, at an open Board meeting, properly noticed to the members, at which a quorum of the Board was present."

By: Brianna Shupp

Print name: Brianna Shupp

Title: President

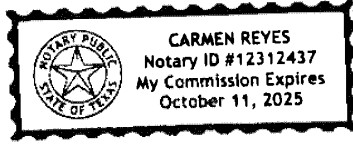
ACKNOWLEDGEMENT

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BEFORE ME, the undersigned authority, on this day personally appeared the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that they are the person who signed the foregoing document in their representative capacity, and that the statements contained therein are true and correct.

Given under my hand and seal of office this the 21st day of September, 2022.

Carmen Reyes
Notary Public, State of Texas

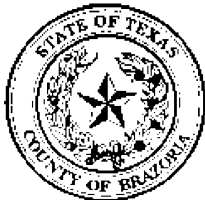


FILED and RECORDED

Instrument Number: 2022054819

Filing and Recording Date: 09/22/2022 08:39:54 AM Pages: 4 Recording Fee: \$34.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink, appearing to read "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

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cclerk-emily