

Parkridge Community Association

11200 Westheimer, Suite 1002
Houston, Texas 77042
Telephone: (713) 780-3300

ARCHITECTURAL/DIMENSIONAL
APPROVED ROOFING

The following list of approved roofing is provided to assist in the selection of your replacement roof. A selection from this list WILL MEET WITH APPROVAL if all other paperwork is in order:

- ELK Prestique II (25 yr) or Prestique I (30 yr) or Prestique Plus (40 yr)
Colors: WEATHERED WOOD, BARKWOOD, HICKORY, ANTIQUE SLATE
- GAF Woodline (25 yr) or Timberline (30 yr) or Timberline Ultra (40 yr)
Colors: WEATHERED WOOD, HEATHER BLEND, SLATE BLEND
- GENSTAR Fire-Halt (25 yr) or Architect 30 (30 yr) or High Sierra (40 yr)
Colors: WEATHERED WOOD, BARNWOOD, DRIFTWOOD
- OWENS-
CORNING Oakridge II (25 yr) or Oakridge 30 (30 yr)
Colors: DRIFTWOOD, BARNWOOD, BROWNWOOD, ESTATE GREY
- TAMKO Heritage II (25 yr), Heritage 30 (30 yr) or Heritage Premium (40 yr)
Colors: WEATHERED WOOD, OXFORD GREY, RUSTIC SLATE

3-TAB roofing is NOT approved

Although the above roofing materials are "approved" by the Board of Directors, you must still submit the Architectural Approval Application and receive your approval in writing from Parkridge Community Association, Inc., BEFORE the work begins.

If you choose an alternative manufacturer and/or color (240 lb. minimum Class A composition shingle) then please also submit a SAMPLE with your Architectural Approval Application. Once again you must receive your approval in writing from Parkridge Community Association, Inc., BEFORE the work begins.

You may return your Architectural Approval Application to one of the following:
(we will respond within 30 days)

Parkridge Community Association, Inc., 11200 Westheimer, Suite 1002, Houston, TX 77042

Jennifer Leenheer, 3827 Finchley Drive, Houston, TX 77082 (phone: 293-7578)

Ken Baker, 13222 Ascot Glen Lane, Houston, TX 77062 (phone: 293-7111)

RECORDER'S MEMORANDUM
AT THE TIME OF RECORDATION, THIS
INSTRUMENT WAS FOUND TO BE INADEQUATE
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M E M O R A N D U M

RE: Parkridge Community Association Deed Restrictions
and Architectural Control Committee Standards

The Deed Restrictions provide that your civic association, through its Architectural Control Committee and Board of Directors must approve all additions and alterations to existing structures within the Parkridge Community Association. This includes pools, patio covers, roofing, or any other structures to be placed on your lot. To assist you in submitting requests for approval to the Architectural Control Committee, the Board has adopted certain guidelines to follow.

All additions and alterations, including patio covers and roofing, must be coordinated with existing structures, including color, materials, design and construction. No metal, fiberglass, or plastic of a corrugated nature can be used.

Paint colors must be approved in advance.

The Deed Restrictions regarding prior approval by the Architectural Control Committee will remain in full force and effect and the applications for changes and additions are available at the Parkridge Community Association's office, located at 11200 Westheimer, Suite 1002, Houston, Texas 77042, or through the Architectural Control Committee, Jennifer Leenheer, 293-7578, or Ken Baker, 293-7111.

April 11, 1996



GREATER HOUSTON CHAPTER

community
ASSOCIATIONS INSTITUTE

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Homeowners' Association Law

Effective September 1, 2005

DAUGHTRY
& JORDAN P.C.

Attorneys at Law

(3) the procedure employed in the circulation and approval of the petition to add to or amend the existing restrictions for the specified purpose complies with the requirements of this chapter.

(b) If the circulated petition is not approved by the required percentage of owners within one year of the creation of the petition committee, the petition is void and another petition committee may be formed.

(c) If the petition is approved, the petition is binding on all properties in the subdivision or section, as applicable.

Added by Acts 1995, 74th Leg., ch. 1040, § 2, eff. Aug. 28, 1995.

§ 204.007. EFFECT ON LIENHOLDERS.

(a) Extensions of, additions to, or modifications of restrictions under this chapter are binding on a lienholder, excluding restrictions relating to regular or special assessment increases if the assessment is not subordinated to purchase money or home improvement liens.

(b) If the assessment lien of the property owners' association is subordinate to purchase money or home improvement liens, the lienholder is not entitled to notice of the proposed dedicatory instrument and the lienholder is bound by the instrument if the instrument is approved. If the assessment lien is not subordinated, a lienholder who is not a signatory to the dedicatory instrument and whose lien was established before the effective date of the dedicatory instrument is not bound by the portion of the dedicatory instrument that increases the amount of the regular or special assessment during any period of ownership by the lienholder.

(c) A person who acquires title to the property at a foreclosure sale or by deed from a foreclosing lienholder is bound by the assessment increase.

Added by Acts 1995, 74th Leg., ch. 1040, § 2, eff. Aug. 28, 1995.

§ 204.008. METHOD OF ADOPTION.

An extension, addition to, or modification of restrictions proposed by a property owners' association may be adopted:

(1) by a written ballot that states the substance of the amendment and specifies the date by which a ballot must be received to be counted;

(2) at a meeting of the members represented by the property owners' association if written notice of the meeting stating the purpose of the meeting is delivered to each owner of property in the subdivision;

(3) by door-to-door circulation of a petition by the property owners' association or a person authorized by the property owners' association;

(4) by a method permitted by the existing restrictions; or

(5) by a combination of the methods described by this section.

Added by Acts 1995, 74th Leg., ch. 1040, § 2, eff. Aug. 28, 1995.

§ 204.009. TEXAS NONPROFIT CORPORATIONS.

(a) If the property owners' association is referenced in the existing, extended, added to, or modified restrictions as a Texas nonprofit corporation, the instrument contemplates the interaction of a nonprofit corporation, its articles of incorporation, and its bylaws.

(b) The property owners' association has the powers and shall promote the purposes enumerated in the articles of incorporation and bylaws. These powers and purposes necessarily modify the express provisions of the restrictions to include the referenced powers and purposes.

Added by Acts 1995, 74th Leg., ch. 1040, § 2, eff. Aug. 28, 1995.

§ 204.010. POWERS OF PROPERTY OWNERS' ASSOCIATION.

(a) Unless otherwise provided by the restrictions or the association's articles of incorporation or bylaws, the property owners' association, acting through its board of directors or trustees, may:

(1) adopt and amend bylaws;

- (2) adopt and amend budgets for revenues, expenditures, and reserves and collect regular assessments or special assessments for common expenses from property owners;
- (3) hire and terminate managing agents and other employees, agents, and independent contractors;
- (4) institute, defend, intervene in, settle, or compromise litigation or administrative proceedings on matters affecting the subdivision;
- (5) make contracts and incur liabilities relating to the operation of the subdivision and the property owners' association;
- (6) regulate the use, maintenance, repair, replacement, modification, and appearance of the subdivision;
- (7) make additional improvements to be included as a part of the common area;
- (8) grant easements, leases, licenses, and concessions through or over the common area;
- (9) impose and receive payments, fees, or charges for the use, rental, or operation of the common area and for services provided to property owners;
- (10) impose interest, late charges, and, if applicable, returned check charges for late payments of regular assessments or special assessments;
- (11) if notice and an opportunity to be heard are given, collect reimbursement of actual attorney's fees and other reasonable costs incurred by the property owners' association relating to violations of the subdivision's restrictions or the property owners' association's bylaws and rules;
- (12) charge costs to an owner's assessment account and collect the costs in any manner provided in the restrictions for the collection of assessments;

- (13) adopt and amend rules regulating the collection of delinquent assessments and the application of payments;
- (14) impose reasonable charges for preparing, recording, or copying amendments to the restrictions, resale certificates, or statements of unpaid assessments;
- (15) purchase insurance and fidelity bonds, including directors' and officers' liability insurance, that the board considers appropriate or necessary;
- (16) if the restrictions allow for an annual increase in the maximum regular assessment without a vote of the membership, assess the increase annually or accumulate and assess the increase after a number of years;
- (17) subject to the requirements of the Texas Non-Profit Corporation Act (Article 1396 - 1.01 et seq., Vernon's Texas Civil Statutes) and by majority vote of its board of directors, indemnify a director or officer of the property owners' association who was, is, or may be made a named defendant or respondent in a proceeding because the person is or was a director;
- (18) if the restrictions vest the architectural control authority in the property owners' association or if the authority is vested in the property owners' association under Section 204.011:
 - (A) implement written architectural control guidelines for its own use or record the guidelines in the real property records of the applicable county; and
 - (B) modify the guidelines as the needs of the subdivision change;
- (19) exercise other powers conferred by the restrictions, its articles of incorporation, or its bylaws;
- (20) exercise other powers that may be exercised in this state by a corporation of the same type as the property owners' association; and
- (21) exercise other powers necessary and proper for the governance and operation of the property owners' association.