



RSR HOMEOWNER'S ASSOCIATION, INC. A/K/A RIVERSIDE
RANCH HOMEOWNERS ASSOCIATION
GUIDELINES FOR ROOFING MATERIALS

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

WHEREAS, RSR Homeowner's Association, Inc. A/K/A Riverside Ranch Homeowners Association (the "Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Deed Restrictions for the Riverside Ranch Subdivision (hereafter collectively referred to as the "Deed Restrictions"); and

WHEREAS, Section 202.011 of the Texas Property Code allows a property owners' association to adopt and enforce reasonable rules and regulations regarding the use of roofing materials; and

WHEREAS, the Board of Directors of the Association (the "Board") has determined that in connection with maintaining the aesthetics and architectural harmony of the subdivision, and to provide clear and definitive guidance regarding roofing materials therein, it is appropriate for the Association to adopt guidelines regarding the use of roofing materials within the subdivision.

NOW, THEREFORE, the Board has duly adopted the following *Guidelines for Roofing Materials* within the subdivision.

1. All buildings shall be roofed with composition shingles unless otherwise approved in writing by the Architectural Control Committee. Wood shingles are specifically prohibited for safety reasons.
2. Composition shingles must weigh at least 230 pounds per square and have a stated warranty of at least 25 years. Shingles must have a laminated design. Three-tab shingles are specifically prohibited except for use as a starter and cap rows.
3. Roof shingles must be dark brown or dark gray tones. Light brown, light gray, blue, green, red and white colors are not allowed.
4. Roof overlays are not allowed. Prior to roofing, all existing materials must be removed down to clean decking. Any damaged or deteriorated decking must be replaced.

RSR Homeowner's Association, Inc.
A/K/A Riverside Ranch Homeowners Association
Guidelines for Roofing Materials
Page 2 of 3

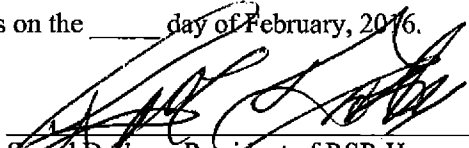
- 5. Ridge vent are encouraged, to improve ventilation, reduce attic temperature and reduce cooling costs, but are not required.
- 6. All roof protrusions, such as vents, roof jacks, must be painted to match the shingles.
- 7. Subject to Section 8 below and with advance written approval from the Architectural Control Committee, an owner may install shingles ("Alternative Shingles") which are designed primarily to:
 - a. be wind and hail resistant; or
 - b. provide heating or cooling efficiencies greater than traditional composition shingles; or
 - c. provide solar energy capture capabilities.
- 8. Once installed, any such Alternative Shingles must:
 - a. resemble the shingles used or authorized to be used on other structures within the Association; and
 - b. be more durable than and of equal or superior quality to the shingles used or authorized to be used on other structures within the Association; and
 - c. match the aesthetics of properties surrounding the owner's property.

The guidelines are effective upon recordation in the Public Records of Fort Bend County, and supersede any guidelines for roofing materials that may have previously been in effect. Except as affected by Section 202.011 and/or by these guidelines, all other provisions contained in the Deed Restrictions or any other dedicatory instruments of the Association shall remain in full force and effect.

CERTIFICATION

I, the undersigned, being the President of the RSR Homeowner's Association, Inc. A/K/A Riverside Ranch Homeowners Association, hereby certify that the foregoing guidelines were adopted by at least a majority of the RSR Homeowner's Association, Inc. A/K/A Riverside Ranch Homeowners Association's Board of Directors.

Approved and adopted by the Board of Directors on the _____ day of February, 2016.



Speed Dodson, President of RSR Homeowner's Association, Inc. A/K/A Riverside Ranch Homeowners Association

STATE OF TEXAS §
 §
 COUNTY OF FORT BEND §

Before me, the undersigned authority, on this day personally appeared Speed Dodson, President of RSR Homeowner's Association, Inc. A/K/A Riverside Ranch Homeowners Association, a Texas corporation, known

RSR Homeowner's Association, Inc.
A/K/A Riverside Ranch Homeowners Association
Guidelines for Roofing Materials
Page 3 of 3

to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 23rd day of February, 2016.



Notary Public, State of Texas

After Recording Return To:
SEARS | BENNETT | GERDES | LLP
ATTORNEYS AT LAW
9700 RICHMOND AVENUE, SUITE 222
HOUSTON, TEXAS 77042

