

STONEHENGE III ASSOCIATION, INC.
DEED RESTRICTION ENFORCEMENT GUIDELINES
RE: CERTAIN ROOFING SHINGLES

WHEREAS, Section 202.011 of the Texas Property Code requires property owners' associations to allow property owners to install certain alternative roofing shingles subject to certain limitations; and


WHEREAS, the Association, through its Board of Directors, has and may exercise discretionary authority concerning restrictive covenants, rules, and regulations in the Subdivision ("dedicatory instruments");

now, therefore, it is **RESOLVED**, that


Property owners may install certain alternative roofing shingles subject to the following regulations:

1. The owner must first apply to, and receive written approval from, the Architectural Control Committee (ACC) prior to installing any shingles. The Association may require an Owner to remove any shingles that do not comply with these Guidelines or any other dedicatory instrument that applies to their property.
2. Alternative shingles that are designed primarily to: (a) be wind and hail resistant; (b) provide heating and cooling efficiencies greater than those provided by customary composition shingles; or (c) provide solar generation capabilities may be used provided that, when installed, they: (a) resemble the shingles used or otherwise authorized for use on property in the subdivision; (b) are more durable than, and are of equal or superior quality to, the shingles used or otherwise authorized for use on property in the subdivision; and (c) match the aesthetics of the properties surrounding the Owner's property.

Adopted March 15, 2012.


Beverly Newman, President

attest:


Janis Gilley, Secretary