

STONEHENGE III ASSOCIATION, INC.
DEED RESTRICTION ENFORCEMENT GUIDELINES
RE: SOLAR ENERGY DEVICES

WHEREAS, Section 202.010 of the Texas Property Code requires property owners' associations to allow property owners to install solar energy devices on their property, and authorizes the Association to regulate the installation and appearance of such devices; and

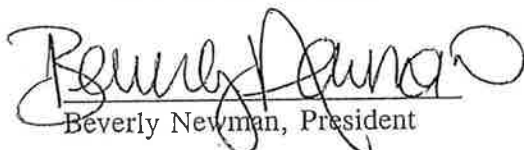
WHEREAS, the Association, through its Board of Directors, has and may exercise discretionary authority concerning restrictive covenants, rules, and regulations in the Subdivision;

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


Property owners may install solar energy devices on their property subject to the following regulations:

1. The installation of a solar energy device requires the prior written approval of the Architectural Control Committee (ACC). Approval may be withheld if the ACC determines that placement of the device as proposed constitutes a condition that substantially interferes with the use and enjoyment of land by causing unreasonable discomfort or annoyance to persons of ordinary sensibilities.
2. Solar energy devices are permitted only on the owner's property and shall not be located on, or encroach on, any other lot, property, or common area. Solar energy devices are not permitted anywhere on a lot except on the roof of the residential dwelling or other permitted structure on the lot, or in a fenced yard or patio within the lot.
3. A solar energy device mounted on the roof of the residential dwelling or other permitted structure on a lot:
 - (a) shall not be visible from the street directly in front of the dwelling;
 - (b) shall not extend higher than or beyond the roofline;
 - (c) shall conform to the slope of the roof and have a top edge that is parallel to the roofline;
 - (d) shall have frames, support brackets and/or visible piping or wiring that are of silver, bronze, or black tone, as commonly available in the marketplace; and
 - (e) shall be located on the roof as designated by the ACC, subject to any limitations imposed by §202.010.
4. A solar energy device located in a fenced yard or patio shall be screened from public view by the fence enclosing the yard or patio.
5. A solar energy device shall not be installed on a lot in a manner that voids material warranties.
6. A solar energy device is not permitted on a lot if, as adjudicated by a court, it threatens the public health or safety or violates a law.

Adopted March 15, 2012.


Beverly Newman, President

attest:


Janis Gilley, Secretary