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Notice
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12/02/2011 RP2 \$24.00

**Silverglen North Homeowners Association
GUIDELINES FOR ROOFING MATERIALS**

STATE OF TEXAS

§

KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF HARRIS

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WHEREAS, the Silverglen North Homeowners Association ("Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the various sections of the community (referred to collectively as "Declarations"); and

WHEREAS, chapter 202 of the Texas Property Code was amended effective June 17, 2011, to add Section 202.011 ("Section 202.011") thereto dealing with the regulation of roofing materials; and

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

WHEREAS, this document applies to the operation and utilization of property located within the Silverglen North subdivision, an addition in Harris County, Texas, according to the maps or plats thereof that are recorded in the Map Records of Harris County, Texas, as follows: at; Section One, at Volume 526, Page 62 (and under Clerk's File No. W282484 and Film Code No. 560320611); Section Two, at Volume 526, Page 066 (and under Clerk's File No. W282484 and Film Code No. 560320626); Silverglen North Model Homes, at Volume 604, Page 167 (and under Clerk's File No. 20060049504 and Film Code No. 028500726); Section Four, at Volume 554, Page 066 (and under Clerk's File No. X467147 and Film Code No. 583122526); Section Five, at Volume 553, Page 030 (and under Clerk's File No. X433100 and Film Code No. 582551315); Section Six, at Volume 596, Page 234 (and under Clerk's File No. Z049023 and Film Code No. 017050309); Section Seven, at Volume 599, Page 078 (and under Clerk's File No. Z212926 and Film Code No. 020182338); Section Eight, at Volume 605, Page 231 (and under Clerk's File No. 20060152229 and Film Code No. 032170946); Section Nine, at Volume 614, Page 091 (and under Clerk's File No. 20070455959 and Film Code No. 047601488); Section Ten, at Volume 614, Page 093 (and under Clerk's File No. 20070455976 and Film Code No. 0476011517); and any additions, replats or supplements thereto.

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

1. All buildings shall be roofed with composition shingles unless otherwise approved in writing by the Silverglen North Architectural Review 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.

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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 Silverglen North Architectural Review 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 Harris County, and supersede any guidelines for roofing materials which may have previously been in effect. Except as affected by Section 202.011 and/or by these guidelines, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.

Approved and adopted by the Board on this 28th day of NOVEMBER 2011.


Nick Ozuna
President
Silverglen North Homeowners Association

FILED FOR RECORD
8:00 AM

DEC -2 2011


Stan Stewart
County Clerk, Harris County, Texas

STATE OF TEXAS §
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COUNTY OF HARRIS §

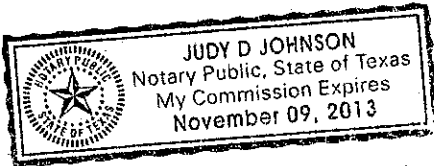
Before me, the undersigned authority, on this day personally appeared Nick Ozuna, President of Silverglen North Homeowners Association, a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the 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 28th day of November, 2011.

Judy D. Johnson
Notary Public, State of Texas

Judy D Johnson
Printed Name

My commission expires: 11-9-2013



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ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me, and was duly RECORDED, in the Official Public Records of Real Property of Harris County, Texas

DEC -2 2011



Stuart Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS

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