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Notice
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12/02/2011 RP2 \$24.00

**Silverglen North Homeowners Association
GUIDELINES FOR SOLAR ENERGY DEVICES**

STATE OF TEXAS

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KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF HARRIS

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 202.010 ("Section 202.010") thereto dealing with the regulation of solar energy devices; 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 solar energy devices therein, it is appropriate for the Association to adopt guidelines regarding solar energy devices 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.

NOW, THEREFORE, the Board has duly adopted the following *Guidelines for Solar Energy Devices* within the community.

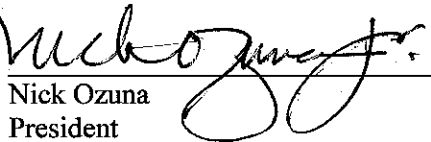
1. These guidelines apply to solar energy devices ("Devices") as defined in Section 171.107(a) of the Texas Tax Code. A solar energy device means a system or series of mechanisms designed primarily to provide heating or cooling or to produce electrical or mechanical power by collecting and transferring solar-generated energy. The term includes a mechanical or chemical device that has the ability to store solar-generated energy for use in heating or cooling or in the production of power.
2. Such Devices may only be installed with advance written approval of the Silverglen North Architectural Review Committee subject to these guidelines.
3. Any such Device must be installed on land or structures owned by the property owner. No portion of the Devices may encroach on adjacent properties or common areas.

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4. Such Devices may only be installed in the following locations:
 - a. on the roof of the main residential dwelling; or
 - b. on the roof of any other approved structure; or
 - c. within a fenced yard or patio.
5. For Devices mounted on a roof, the Device must:
 - a. have no portion of the Device higher than the roof section to which it is attached; and
 - b. have no portion of the Device extend beyond the perimeter boundary of the roof section to which it is attached; and
 - c. conform to the slope of the roof; and
 - d. be aligned so the top edge of the Device is parallel to the roof ridge line for the roof section to which it is attached; and
 - e. have a frame, brackets and visible piping or wiring that is a color to match the roof shingles or a silver, bronze or black tone commonly available in the marketplace; and
 - f. be located in a position on the roof which is least visible from any street or common area, so long as such location does not reduce estimated annual energy production more than 10% over alternative roof locations (as determined by a publically available modeling tool provided by the National Renewable Energy Laboratory [www.nrel.gov] or equivalent entity).
6. For Devices located in a fenced yard or patio, no portion of the Device may extend above the top of the fence. If the fence is not a solid fence which blocks view of the Device, the Association may require the Device be placed in a location behind a structure or otherwise require visual screening. The Association may consider installation of Devices on properties without a fenced yard if there is adequate screening from public view from any street or common area.
7. All Devices must be installed in compliance with manufacturer's instruction and in a manner which does not void material warranties. Licensed craftsmen must be used where required by law. Permits must be obtained where required by law.
8. Installed Devices may not:
 - a. threaten public health or safety; or
 - b. violate any law; or
 - c. substantially interfere with the use and enjoyment of land by causing unreasonable discomfort or annoyance to any adjoining property owner.
9. All Devices must be maintained in good repair. Unused or inoperable Devices must be removed.

The guidelines are effective upon recordation in the Public Records of Harris County, and supersede any guidelines for solar energy devices which may have previously been in effect. Except as affected by Section 202.010 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.

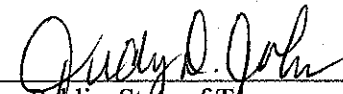
Approved and adopted by the Board on this 28th day of NOVEMBER 2011.


Nick Ozuna
President
Silverglen North Homeowners Association

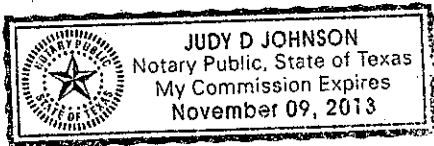
STATE OF TEXAS §
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COUNTY OF HARRIS §

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.


Notary Public, State of Texas

Judy D. Johnson
Printed Name



My commission expires: 11-9-2013

FILED FOR RECORD
8:00 AM

DEC -2 2011


County Clerk, Harris County, Texas

Return To ✓
C.I.A. Services, Inc.
P.O. Box 63178
Pipe Creek, Texas 78063

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




COUNTY CLERK
HARRIS COUNTY, TEXAS