

**CERTIFICATE OF ADOPTION  
OF  
SHINGLE CRITERIA  
OF  
ARBOR TRACE COMMUNITY ASSOCIATION**

**WHEREAS**, the Board of Directors (the "Board") of the Arbor Trace Community Association, a Texas non-profit corporation (the "Association") is charged with administering and enforcing those certain covenants, conditions, and restrictions contained in that certain Declaration of Covenants, Conditions, and Restrictions recorded in the office of the County Clerk of Montgomery County, Texas under Clerk's File No. 2020045420, as said instrument has been or may be amended or supplemented from time to time, encumbering the Arbor Trace community; and

**WHEREAS**, Chapter 202 of the Texas Property Code was amended effective September 1, 2011, to add Section 202.011 ("Section 202.011") thereto; and

**WHEREAS**, Section 202.011 requires a property owners' association to allow certain types of shingles if certain criteria is met; and

**WHEREAS**, the Board has determined that in connection with providing criteria regarding certain types of shingles, it is appropriate for the Association to adopt the criteria described herein below; and

**WHEREAS**, the By-Laws of the Association provides that a majority of the number of Directors shall constitute a quorum for the transaction of business and that the action of a majority of Directors at a meeting at which a quorum is present is the action of the Board; and

**WHEREAS**, the Board held a meeting on May 13, 2020, at which at least a majority of the Directors were present and duly passed the criteria described herein below (the "Shingle Criteria").

**NOW, THEREFORE**, to give notice of the matters set forth herein, the undersigned, being an officer of the Association, does hereby certify that at a meeting of the Board held on May 13, 2020, at which at least a majority of the Directors were present, the Board duly adopted the Shingle Criteria. The Shingle Criteria is effective upon recordation of this Certificate in the Official Public Records of Montgomery County, Texas, and supersedes any criteria regarding the type of shingles described in the Shingle Criteria which may have previously been in effect for the Arbor Trace community. The Shingle Criteria is as follows:

Subject to the criteria set forth below, owners may install shingles (the "Acceptable Shingles") on the roof of the owner's dwelling and other improvements located upon the owner's property that are designed primarily to: (i) be wind and hail resistant; (ii) provide heating and cooling efficiencies greater than those provided by customary composite shingles; or (iii) provide

solar generation capabilities. Provided however, the Acceptable Shingles, when installed: (i) must resemble the shingles used or otherwise authorized for use on property in the Arbor Trace community; (ii) must be more durable than and of equal or superior quality to the shingles used or otherwise authorized for use on property in the Arbor Trace community; and (iii) must match the aesthetics of the properties surrounding the owner's property.

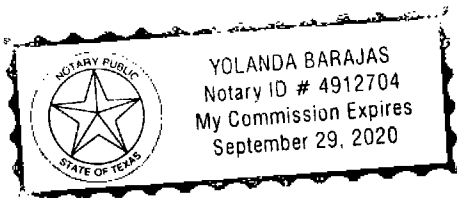
**EXECUTED** on the date of the acknowledgement set forth herein below, to be effective as set forth above.

**ARBOR TRACE COMMUNITY ASSOCIATION**, a  
Texas non-profit corporation

By: *Robert Santini*  
Name: Robert Santini  
Title: President

THE STATE OF TEXAS    §  
  §  
COUNTY OF HARRIS    §

This instrument was acknowledged before me on July 30, 2020, by Robert Santini, President of Arbor Trace Community Association, a Texas non-profit corporation, on behalf of said corporation.



*Yolanda Barajas*  
Notary Public, State of Texas

**E-FILED FOR RECORD**

07/31/2020 02:27PM



COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,  
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number sequence on the date and time stamped herein by me and was duly e-RECORDED in the Official Public Records of Montgomery County, Texas.

**07/31/2020**



County Clerk  
Montgomery County, Texas