NOTICE
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20110429478
10/12/2011 ER $24.00

Doc# 2011041727

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Electronically Recorded
Official Public Records
2011 Oct 05 10:16 AM

Dianne Wilson, County Clerk
Fort Bend County Texas
Pages: 2 Fee: $ 15.00

ER 027 - 19 - 1068

CERTIFICATE OF ADOPTION OF SHINGLE CRITERIA OF SHADOW CREEK RANCH MAINTENANCE ASSOCIATION

WHEREAS, the Board of Directors (the "Board") of Shadow Creek Ranch Maintenance Association, a Texas non-profit corporation (the "Association") is charged with administering and enforcing those certain covenants, conditions, and restrictions contained in that certain instrument recorded in the office of the County Clerk of Brazoria County, Texas under Clerk's File No. 01042985, re-recorded under Brazoria County Clerk's File No. 01051825, recorded in the office of the County Clerk of Fort Bend County, Texas under Clerk's File No. 2001095077, re-recorded under Fort Bend County Clerk's File No.2001111335, and recorded in the office of the County Clerk of Harris County, Texas under Clerk's File No. V361959, re-recorded under Harris County Clerk's File No. V472436, as said instrument has been or may be amended or supplemented from time to time, encumbering the Shadow Creek Ranch 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 September 13, 2011, 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 the President of the Association, does hereby certify that at a meeting of the Board held on September 13, 2011, 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 Harris, Brazoria and Fort Bend Counties, Texas, and supersedes any criteria regarding the type of shingles described in the Shingle Criteria which may have previously been in effect for the Shadow Creek Ranch 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 or structure 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 Shadow Creek Ranch 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 Shadow Creek Ranch 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.

SHADOW CREEK RANCH MAINTENANCE ASSOCIATION, a Texas non-profit corporation

1EE
1OR

By: Gary W. Cook
Gary Cook, President

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THE STATE OF Nevada §
COUNTY OF Clark §

This instrument was acknowledged before me on 9/23, 2011, by Gary Cook, President of Shadow Creek Ranch Maintenance Association, a Texas non-profit corporation, on behalf of said corporation.

Marie Elaine Rock
Notary Public, State of Nevada

Notary Public - State of Nevada
County of Clark
MARIE ELAINE ROCK
My Appointment Expires
July 23, 2013
No: 03-0332-1

WHEN RECORDED, RETURN TO:

Sarah Ann Powers
Hoover Slovacek LLP
5847 San Felipe, Suite 2200
Houston, Texas 77057
File No. 351074-02

754606 sap 351074-02

ER 027 - 19 - 1070

e-Recording
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Pages 3
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Official Public Records of
BRAZORIA COUNTY
JOYCE HUDMAN
COUNTY CLERK
Fees 20.00

Joyce Hudman

ER 027 - 19 - 1071

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Pages 4
10/12/2011 09:28:58 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees 24.00

RECORDERS MEMORANDUM
This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

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.

Stan Stanart
COUNTY CLERK
HARRIS COUNTY, TEXAS