

**CERTIFICATE OF ADOPTION  
OF  
SHINGLE CRITERIA  
OF  
COMMUNITY ASSOCIATION OF PORTER RANCH**

**WHEREAS**, the Board of Directors (the "Board") of the Community Association of Porter Ranch, 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 Harris County, Texas under Clerk's File No. 2019-62836, as said instrument has been or may be amended or supplemented from time to time, encumbering the Porter 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 February 15, 2019, 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 February 15, 2019, 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 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 Porter 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 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

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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 Porter 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 Porter Ranch community; and (iii) must match the aesthetics of the properties surrounding the owner's property.

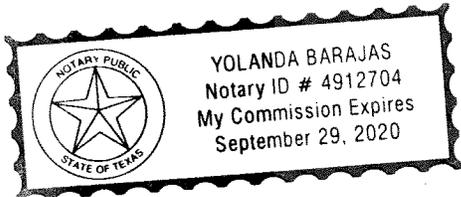
**EXECUTED** on the date of the acknowledgement set forth herein below, to be effective as set forth above.

**COMMUNITY ASSOCIATION OF PORTER RANCH, a  
Texas non-profit corporation**

By: *[Signature]*  
Name: Robert Santini  
Title: President

THE STATE OF TEXAS §  
  §  
COUNTY OF HARRIS §

This instrument was acknowledged before me on February 3, 2020, by Robert Santini, President of Community Association of Porter Ranch, a Texas non-profit corporation, on behalf of said corporation.



*[Signature]*  
Notary Public, State of Texas

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# Pages 3  
02/05/2020 11:13 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
DIANE TRAUTMAN  
COUNTY CLERK  
Fees \$20.00

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.



*Diane Trautman*

COUNTY CLERK  
HARRIS COUNTY, TEXAS

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