



**Spanish Grant Civic Association, Inc.
Section 11 and Section 12**

**RESOLUTION AND GUIDELINES REGARDING
REGULATION OF CERTAIN ROOFING MATERIALS**

THE STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE
PRESENTS:
COUNTY OF GALVESTON §

REGULATION OF CERTAIN ROOFING MATERIALS

WHEREAS, Spanish Grant Civic Association, Inc. (the "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 (collectively referred to as the "Declarations");

WHEREAS, Section 202.011 of the Texas Property Code provides for the regulation of certain roofing materials by a property owners' association;

WHEREAS, Chapter 204, Section 204.010(a)(6) of the Texas Property Code empowers the Association acting through its Board of Directors, to regulate the use, maintenance, repair, replacement, modification, and appearance of the subdivision and to implement written architectural control guidelines; and,

WHEREAS, the Board of Directors (the "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.

NOW, THEREFORE, BE IT RESOLVED THAT the following Guidelines are adopted by the Board of Directors.

GUIDELINES

Subject to written approval from the Architectural Control Committee, an owner may install shingles on the roof of the owner's property that:

- 1. are designed primarily to:
 - a. be wind and hail resistant;
 - b. provide heating and cooling efficiencies greater than those

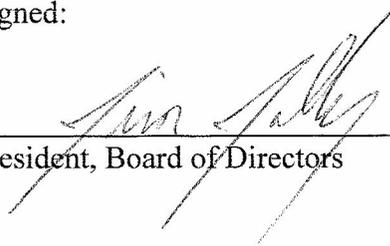
- provided by customary composite shingles; or
c. provide solar generation capabilities; and
2. All buildings shall be roofed with composition shingles unless otherwise approved in writing by the Architectural Control Committee. Wood shingles are specifically prohibited for safety reasons.
 3. Composition shingles must weigh at least 230 pounds per square and have a stated warranty of at least 25 years. Shingles should have a laminated design. Three-tab shingles are specifically prohibited except for use as a starter and cap rows.
 4. Roof shingles must be in accordance with the Covenants and Architectural Guidelines of Spanish Grant, Section 11 and Section 12, and be harmonious in color with the neighborhood structures.
 5. 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.
 6. Ridge vents are encouraged to improve ventilation, reduce attic temperature and reduce cooling costs, but are not required.
 7. All roof protrusions, such as vents and roof jacks must be painted to match the shingles.
 8. Once installed:
 - a. resemble the shingles used or otherwise authorized for use on property in the subdivision;
 - b. are more durable than and are 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 the property surrounding the owner's property.

These guidelines are effective upon recordation in the Public Records of Galveston County, and supersede any related guidelines which may have previously been in effect. Except as affected by Section 202.011 of the Texas Property Code 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.

Duly approved and adopted at a meeting held by the Board of Directors of Spanish Grant Civic Association, Inc., Section 11 and Section 12, this 27 day of December, 2011.

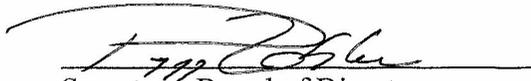
Effective Date: December 27, 2011.

Signed:



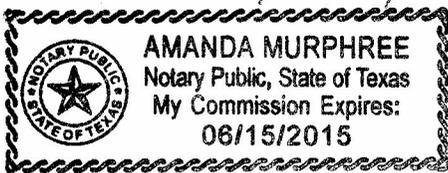
President, Board of Directors

Attest:


Secretary, Board of Directors

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

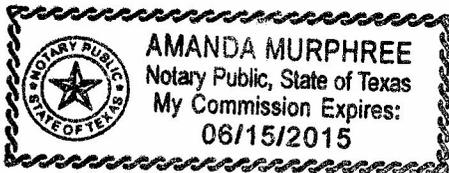
THIS INSTRUMENT was ~~acknowledged~~ before me on this the 27 day of December 2011, by TDL, President of Spanish Grant Civic Association, Inc., Section 12 and Section 12, a Texas non-profit corporation, on behalf of said corporation.

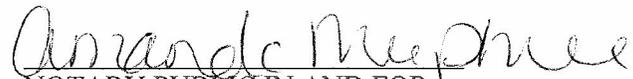



NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

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COUNTY OF GALVESTON §

THIS INSTRUMENT was ~~acknowledged~~ before me on this the 27 day of December 2011, by TDL, Secretary of Spanish Grant Civic Association, Inc., Section 11 and Section 12., a Texas non-profit corporation, on behalf of said corporation.




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