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**QUAIL GREEN SOUTH COMMUNITY ASSOCIATION
GUIDELINES FOR ROOFING MATERIALS**

STATE OF TEXAS

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KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF FORT BEND

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WHEREAS, the Quail Green South Community 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 202.011 ("Section 202.011") thereto dealing with the regulation of roofing materials; 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 roofing materials therein, it is appropriate for the Association to adopt guidelines regarding roofing materials within the community;

WHEREAS, these Guidelines for Roofing Materials are applicable to the Quail Green South, Section One subdivision, an addition in Fort Bend County, Texas according to the map or plat thereof recorded under Clerk's File Number 2000039296 in the Real Property Records of Fort Bend County, Texas, and recorded in Clerk's Slides Numbers 1988/B and 1989/A, in the Map Records of Fort Bend County, Texas, SAVE and EXCEPT each of the two tracts of land depicted on the aforesaid map or plat and therein designated as "Commercial Tract No. 1" and "Commercial Tract No. 2," along with any amendments, supplements or replats of said map or plat;

NOW, THEREFORE, the Board has duly adopted the following *Guidelines for Roofing Materials* within the community.

1. 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.
2. Composition shingles must weigh at least 230 pounds per square and have a stated warranty of at least 25 years. Shingles must have a laminated design. Three-tab shingles are specifically prohibited except for use as a starter and cap rows.
3. Roof shingles must be dark brown or dark gray tones. Light brown, light gray, blue, green, red and white colors are not allowed.
4. 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.
5. Ridge vent are encouraged, to improve ventilation, reduce attic temperature and reduce cooling costs, but are not required.
6. All roof protrusions, such as vents, roof jacks, must be painted to match the shingles.
7. Subject to Section 8 below and with advance written approval from the
8. Architectural Control Committee an owner may install shingles ("Alternative Shingles") which are designed primarily to:

- a. be wind and hail resistant; or
 - b. provide heating or cooling efficiencies greater than traditional composition shingles; or
 - c. provide solar energy capture capabilities.
9. Once installed, any such Alternative Shingles must:
- a. resemble the shingles used or authorized to be used on other structures within the Association; and
 - b. be more durable than and 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 properties surrounding the owner's property.

The guidelines are effective upon recordation in the Public Records of Fort Bend County, and supersede any guidelines for roofing materials which may have previously been in effect. Except as affected by Section 202.011 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 25 day of October 2011.



Tarawa Simples
President
Quail Green South Community Association

AS PER ORIGINAL

STATE OF TEXAS §
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COUNTY OF FORT BEND §

Before me, the undersigned authority, on this day personally appeared Tarawa Simples, President of Quail Green South Community 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 2nd day of December, 2011.

Gina R. Victor
Notary Public, State of Texas

Gina R. Victor
Printed Name

My commission expires: 9/2/2015

[Notarial Seal]



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dianne Wilson

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Dianne Wilson COUNTY CLERK

FT BEND COUNTY TEXAS

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