



*Laura Richard*

Laura Richard, County Clerk  
Fort Bend County Texas

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**ROESNER WOODS COMMUNITY ASSOCIATION, INC.**  
**SOLAR ENERGY DEVICES AND ROOFING MATERIALS POLICY**

STATE OF TEXAS                   §  
  §  
COUNTY OF FORT BEND       §

WHEREAS, the property encumbered by this Solar Energy Devices and Roofing Materials Policy is that property restricted by the Declaration of Covenants, Conditions and Restrictions for Roesner Woods, recorded under Fort Bend County Clerk's File No. 2015026423, as same has been or may be amended from time to time ("Declaration"), and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of the Roesner Woods Community Association, Inc. (the "Association"); and

WHEREAS, any reference made herein to approval by the Architectural Review Committee ("ARC"), means prior written approval by the ARC; and

WHEREAS, the development period has not terminated.

NOW THEREFORE, pursuant to the authority granted in Sections 202.010 and 202.011 of the Texas Property Code, the Board of Directors (the "Board"), hereby adopts this Solar Energy Devices and Roofing Materials Policy ("Policy"), which shall run with the land and be binding on all owners and lots within the subdivision. This Policy replaces any previously recorded or implemented policy that addresses the subjects contained herein.

**I. SOLAR ENERGY DEVICES DURING DEVELOPMENT PERIOD**

Pursuant to Texas Property Code §202.010, solar energy devices, including solar panels, are prohibited on any lot within the Roesner Woods subdivision during the development period.

**II. SOLAR ENERGY DEVICES AFTER DEVELOPMENT PERIOD COMPLETE**

Pursuant to Texas Property Code §202.010, after completion of the development period, solar energy devices, including solar panels, shall be restricted in the following manner:

**A. Prohibited Solar Energy Devices**

Solar energy devices, as referred to herein, shall be defined as set forth in the Texas Tax Code, §171.107. Solar energy devices are prohibited in the following circumstances:

1. It has been adjudicated by a court that the solar energy device is a threat to public health or safety, or violate a law;