

ROOFING MATERIALS GUIDELINES

WHEREAS, Section 202.011 of the Texas Property Code, as amended, precludes property owners' associations from adopting or enforcing a prohibition or restriction on certain roofing materials; and

WHEREAS, pursuant to Section 202.011 of the Texas Property Code, the Board of Directors of **Tanglewood Estates Property Owners Association, Inc.**, a Texas nonprofit corporation, (the "Association") is permitted to adopt specific limitations on certain roofing materials of Tanglewood Estates Addition, Phase 1A, an Addition to the City of Woodway, McLennan County, Texas (the "Subdivision").

RESOLVED, pursuant to the authority granted in Section 202.011 of the Texas Property Code, as amended, the Board of Directors of the Association adopts the following guidelines for certain roofing materials which shall run with the land and be binding on all Owners and Tracts within the Subdivision.


- A. The Association shall not prohibit an Owner who is otherwise authorized to install shingles on the roof of the Owner's property from installing shingles that:
 - 1. are designed to:
 - (a) be wind and hail resistant;
 - (b) provide heating and cooling efficiencies greater than those provided by customary composite shingles;
 - (c) provide solar generation capabilities; and
 - 2. when 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 described by subsection (a) above; and
 - (c) match the aesthetics of the property surrounding the Owner's Lot.
- B. The definitions contained in the Association's dedicatory instruments are hereby incorporated herein by reference, including, (a) that certain Declaration of Protective Covenants, Conditions and Restrictions ("Declaration") dated March 3, 2021, recorded on March 11, 2021, as McLennan County Clerk's Document No. 2021008795 in the Official Public Records of McLennan County, Texas, pertaining to Tanglewood Estates Addition, Phase 1A, an Addition to the City of Woodway, McLennan County, Texas, and (b) the Bylaws of the Association.
- C. In the event of any conflict between these provisions and any roofing material restrictions contained in any governing document of the Association, including, design guidelines, policies and the Declaration, these Roofing Materials Guidelines control.

FURTHER RESOLVED, that these Roofing Materials Guidelines are effective upon adoption hereof, to remain in force and effect until revoked, modified or amended.

FURTHER RESOLVED, that to the extent these Roofing Materials Guidelines contradict any previous guidelines, rules, covenants or restrictions, these Roofing Materials Guidelines shall control and be controlling. These Roofing Materials Guidelines are supplementary and are in addition to any and all other covenants, conditions, restrictions, rules and guidelines in effect for the Association and the Subdivision.

IN WITNESS WHEREOF, the undersigned, being all of the members of the Board of Directors of the Association, do hereby adopt these Roofing Materials Guidelines to be effective as of, although not necessarily on, March 16, 2021, at a duly called open meeting of the Board of Directors of the Association.

DIRECTORS:



David Mercer



Aaron McMillan



Weldon E. Ratliff, Jr.