

\*\*\*\* Electronically Filed Document \*\*\*\*

**Brazos County, TX  
Karen McQueen  
County Clerk**

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**Parties:**

**Direct- RIVER PLACE PROPERTY OWNERS ASSN INC  
Indirect- PUBLIC**

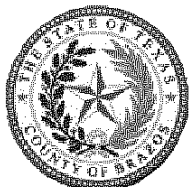
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\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

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.

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I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public records of BRAZOS COUNTY, TEXAS

Honorable Karen McQueen, County Clerk, Brazos County

**RIVER PLACE PROPERTY OWNERS ASSOCIATION, INC.**  
**SOLAR ENERGY DEVICES AND ROOFING MATERIALS POLICY**

STATE OF TEXAS                   §  
  §  
COUNTY OF BRAZOS           §

WHEREAS, the property encumbered by this Solar Energy Devices and Roofing Materials Policy is that property restricted by the Covenants, Conditions and Restrictions of River Place Subdivision Phase I, recorded under Brazos County Clerk’s File No. 0726276, as same has been or may be amended from time to time (“Phase I Declaration”), by the Covenants, Conditions and Restrictions of River Place Subdivision Phase II, recorded under Brazos County Clerk’s File No. 074754, as same has been or may be amended from time to time (“Phase II Declaration”), by the Covenants, Conditions and Restrictions of River Place Subdivision Phase III, recorded under Brazos County Clerk’s File No. 00756617, as same has been or may be amended from time to time (“Phase III Declaration”), and any other property which has been or may be annexed thereto and made subject to the authority of the River Place Property Owners Association, Inc., d/b/a River Place Association, a Texas non-profit corporation (“Association”), which property is collectively referred to as the “Subdivision”; and

WHEREAS, the Phase I Declaration, the Phase II Declaration and the Phase III Declaration, as have or may be amended or supplemented from time to time, are collectively referred to herein as the “Declaration”; and

WHEREAS, any reference made herein to approval by the Architectural Control Committee (“ACC”), means prior written approval by the ACC.

NOW THEREFORE, pursuant to the authority granted in Section 202.010 and 202.011 of the Texas Property Code, the Board of Directors of the Association (“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.

An application must be submitted for review by the ACC, and formal written approval from the ACC shall be required before installation may begin.

**I.     SOLAR ENERGY DEVICES AND ROOFING MATERIALS**

**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 devices are a threat to public health or safety, or violate a law;

2. Solar energy devices that are located on property owned or maintained by the Association;
3. Solar energy devices that are located on property that is owned in common by the members;
4. Solar energy devices that are located on the owner's property, other than:
  - a. On the roof of the dwelling or another permitted structure;
  - b. In a fenced yard or patio owned & maintained by the owner;
5. Roof-mounted solar energy devices that extend higher than or beyond the roofline;
6. Subject to Item 7 below, if roof mounted, is mounted in an area other than the back of the home;
7. Roof-mounted solar energy devices that are located in an area *other* than an area designated by the Association, unless the alternate location increases the estimated annual energy production by more than 10% above the area designated by the Association (as determined by a publicly available modeling tool provided by the National Renewable Energy Laboratory);
8. Roof-mounted solar energy devices that do not conform to the slope of the roof and have a top edge that is not parallel to the roofline;
9. Roof-mounted solar energy devices having frames, support brackets, or visible piping or wiring containing colors other than silver, bronze, or black tones;
10. Solar energy devices located in a fenced yard or patio that are taller than the fence;
11. Solar energy devices that, as installed, void material warranties; and
12. Solar energy devices that were installed without prior approval by the Association or ACC.

If the proposed solar energy devices do not fall within one of the above-prohibited categories, the Association or ACC may not withhold approval of the installation of solar energy devices unless the Association or ACC determines in writing that placement of the solar energy devices, as proposed by the owner, constitutes a condition that substantially interferes with the use and enjoyment of land by causing unreasonable discomfort or annoyance to a person of ordinary sensibilities. The written approval of the owner's proposed location by all owners of adjoining property constitutes prima facie evidence that such a condition does not exist.

B. Permitted Roofing Materials

Pursuant to Texas Property Code §202.011, the installation of the following roofing materials is permitted:

1. Wind or hail resistant roofing materials;
2. Materials that provide heating and cooling efficiencies greater than those provided by customary composite shingles; or
3. Materials that provide solar generation capabilities.

The above-enumerated acceptable materials, when installed, must:

1. Resemble the shingles used or otherwise are authorized for use within the subdivision;
2. Be more durable than, and are of equal or superior quality to, the shingles authorized for use within the subdivision; and
3. Match the aesthetics of the property surrounding the owner's property.

**II. ACC APPROVAL**

Applicant's submission of plans must include a completed application for ACC review, a site plan and/or roof plan showing the proposed location of the improvement, along with pictures showing the location of the modification and the manufacturer's brochures or sample of material, if applicable. The color of the materials being used in relation to the roof or house color, the visibility from public streets and neighboring properties/common areas and any noise created and/or light reflected are of specific concern to the Association and the ACC.


Any installation not in compliance with this Policy will be considered a violation of the dedicatory instruments governing the subdivision.

This Solar Energy Devices and Roofing Materials Policy does not apply to property that is owned or maintained by the Association.

**CERTIFICATION**

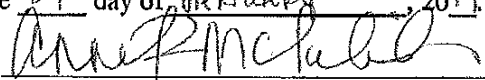
I hereby certify that, as Secretary of the River Place Property Owners Association, the foregoing Solar Energy Devices and Roofing Materials Policy was approved on the 24 day of January, 2014, at a meeting of the Board of Directors at which a quorum was present.

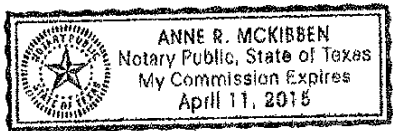
DATED, this the 27 day of January, 2014.

  
Print Name: Brian Rutherford  
Title: Secretary

STATE OF TEXAS       §  
                                  §  
COUNTY OF BRAZOS   §

BEFORE ME, on this day personally appeared BRIAN RUTHERFORD, the Secretary of the River Place Property Owners Association, known by me to be the person whose name is subscribed to this instrument, and acknowledged to me that s/he executed the same for the purposes herein expressed, in the capacity herein stated, and as the act and deed of said corporation.

Given under my hand and seal this the 27<sup>th</sup> day of JANUARY, 2014.  
  
Notary Public – State of Texas



After Recording Please Return To:  
Stephanie L. Quade  
Roberts Markel Weinberg P.C.  
2800 Post Oak Blvd., 57<sup>th</sup> Floor  
Houston, TX 77056