

**White Oak Landing, Section III  
Community Improvement Association, Inc.**

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

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

**REGULATION OF CERTAIN ROOFING MATERIALS**

**WHEREAS**, White Oak Landing, Section III Community Improvement 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:

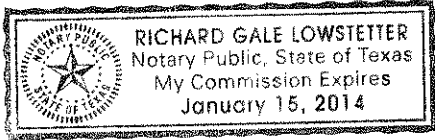
1. are designed primarily to:
  - a. be wind and hail resistant;
  - b. provide heating and cooling efficiencies greater than those provided by customary composite shingles; or
  - c. provide solar generation capabilities; and
2. All buildings shall be roofed with composition shingles unless otherwise 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

THE STATE OF TEXAS

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COUNTY OF HARRIS

THIS INSTRUMENT was **acknowledged** before me on this the 10 day of November 2011, by Constance Nese Polt, President of White Oak Landing, Section III Community Improvement Association, Inc., a Texas non-profit corporation, on behalf of said corporation.



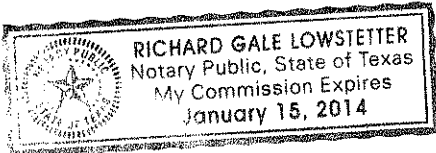
*Richard Gale Lowstetter*  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

THE STATE OF TEXAS

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COUNTY OF HARRIS

THIS INSTRUMENT was **acknowledged** before me on this the 10 day of November 2011, by Paula K Brown, Secretary of White Oak Landing, Section III Community Improvement Association, Inc., a Texas non-profit corporation, on behalf of said corporation.



*Richard Gale Lowstetter*  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

**ADDITIONAL DEDICATORY INSTRUMENT**

**for**

**WHITE OAK LANDING, SECTION III  
COMMUNITY IMPROVEMENT ASSOCIATION, INC.**

THE STATE OF TEXAS           §

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COUNTY OF HARRIS           §

BEFORE ME, the undersigned authority, on this day personally appeared Paula L Brown, who, being by me first duly sworn, states on oath the following:

My name is Paula L Brown, I am over twenty-one (21) years of age, of sound mind, capable of making this affidavit, authorized to make this affidavit, and personally acquainted with the facts herein stated:

I am the Secretary of WHITE OAK LANDING, SECTION III COMMUNITY IMPROVEMENT ASSOCIATION, INC. Pursuant with Section 202.006 of the Texas Property Code, the following documents are copies of the original official documents from the Association's files:

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

**OF**

**WHITE OAK LANDING, SECTION III  
COMMUNITY IMPROVEMENT ASSOCIATION, INC.  
A TEXAS NON-PROFIT CORPORATION**

DATED this 10 day of November 2011.

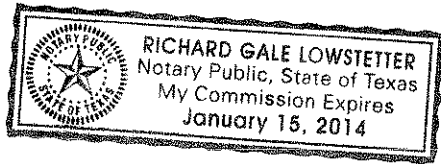
WHITE OAK LANDING, SECTION III  
COMMUNITY IMPROVEMENT ASSOCIATION,  
INC.

BY: Paula L Brown

Paula L Brown, Secretary  
(Printed Name)

THE STATE OF TEXAS       §  
  §  
COUNTY OF HARRIS       §

THIS INSTRUMENT was **acknowledged** before me on this the 10 day of November, 2011 by the said Paula L Brown, Secretary of **WHITE OAK LANDING, SECTION III COMMUNITY IMPROVEMENT ASSOCIATION, INC.**, a Texas non-profit corporation, on behalf of said corporation.



Richard Gale Lowstetter  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

After Recording Return To:  
Daughtry & Jordan, P.C.

17044 El Camino Real  
Houston, Texas 77058  
ATTN: MRM

starter and cap rows.

4. Roof shingles must be dark brown or dark gray tones. Light brown, light gray, blue, green, red and white colors are not allowed.
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 Harris 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 White Oak Landing, Section III Community Improvement Association, Inc. this 10 day of November, 2011.

Effective Date: November 10, 2011.

Signed:

Christine M. Nedelquist  
President, Board of Directors

Attest:

Paula J. Brown  
Secretary, Board of Directors