

WHITE OAK RANCH SUBDIVISION HOMEOWNERS ASSOCIATION, INC.  
GUIDELINES FOR ROOFING MATERIALS

STATE OF TEXAS §  
  §  
COUNTY OF MONTGOMERY §

KNOW ALL PERSONS BY THESE PRESENTS:

LT1-1-201200857-1

WHEREAS, the **WHITE OAK RANCH SUBDIVISION HOMEOWNERS ASSOCIATION, INC.** ("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.

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 Review 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. The following shingles are allowed:
  1. Clay, Concrete tile, or metal (needs approval for color and design)
  2. GAF Timberline composition dimensional 25 year or better, weatherwood and charcoal only.
  3. Bird Architectural composition dimensional, 25 years or better, ebonywood & driftwood only.
  4. Allied Shake-Tex composition dimensional, 25 year or better, weatherwood only.
  5. Elk Pristique composition dimensional, 25 years or better, weatherwood, barkwood, cedarwood, and slate only.
  6. Van Guard composition dimensional, 25 years or better, weatherwood and wood tones only.
  7. Celotex composition dimensional, 25 years or better, weatherwood and wood tones only.
  8. Genstar 30 year Architec or High Sierra 40 year composition dimensional, Fire Halt 25 years or better, weatherwood, cypresswood, ebonywood and barnwood colors only.
  9. Approval of roofing materials made by other manufacturers will be considered upon request.

LT2-4

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 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.
8. 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 Montgomery 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 the 15th day of December 2011.



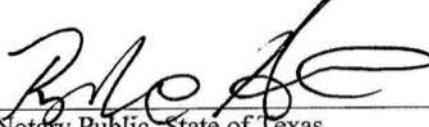
A handwritten signature in black ink, appearing to read 'R. D. Rees', is written over a horizontal line.

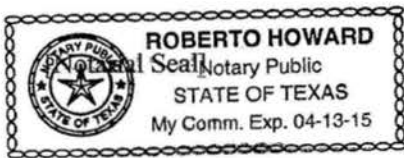
Richard D. Rees  
Secretary  
White Oak Ranch Homeowners Association

STATE OF TEXAS           §  
  §  
COUNTY OF MONTGOMERY   §

Before me, the undersigned authority, on this day personally appeared Richard D. Rees, Secretary of White Oak Ranch Subdivision Homeowners Association Inc., 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 4<sup>TH</sup> day of JANUARY, 2012.

  
\_\_\_\_\_  
Notary Public, State of Texas



ROBERTO HOWARD  
\_\_\_\_\_  
Printed Name

My commission expires: 04-13-15

After Recording Return To:  
Richard D. Rees  
12305 Oak Cove Pt  
Conroe, TX 77304

**FILED FOR RECORD**

01/04/2012 3:07PM

*Mark Jumball*

COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF MONTGOMERY

I hereby certify this instrument was filed in file number  
sequence on the date and at the time stamped herein  
by me and was duly RECORDED in the Official Public  
Records of Montgomery County, Texas.

01/04/2012



*Mark Jumball*

County Clerk  
Montgomery County, Texas