

CORNERSTONE PLACE HOMEOWNERS ASSOCIATION, INC.
GUIDELINES FOR ROOFING MATERIALS

STATE OF TEXAS
COUNTY OF HARRIS

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KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS, the Cornerstone Place 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

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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 certain roofing materials therein, it is appropriate for the Association to adopt guidelines regarding certain roofing materials within the subdivision.

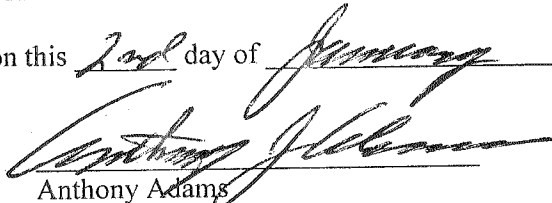
NOW, THEREFORE, the Board has duly adopted the following Guidelines for Roofing Materials within the Subdivision.

1. All buildings shall be roofed with composition shingles unless otherwise approved in writing by the Architectural Control Committee. All roofing materials must be approved by the Committee prior to installation. 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. Roof shingles must be dark brown or dark gray tones. Light brown, light gray, blue, green, red and white colors are not allowed.
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 Subdivision; 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 Subdivision; and
- c. match the aesthetics of properties surrounding the owner's property.

These Guidelines are effective upon recordation in the Public Records of Harris County, and supplement 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 this 2nd day of January, ~~2011~~ ²⁰¹².

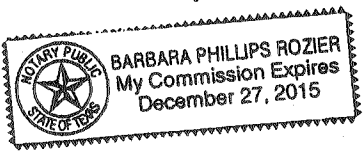

 Anthony Adams
 President
 Cornerstone Place Homeowners Association

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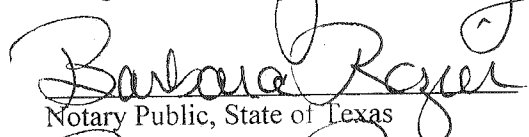
STATE OF TEXAS §
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 COUNTY OF HARRIS §

Before me, the undersigned Notary Public, on this day personally appeared Anthony Adams, Anthony Adams, President of Cornerstone Place Homeowners Association, 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 2 day of January, ~~2011~~ ²⁰¹².



[Notarial Seal]


 Notary Public, State of Texas
Barbara Rozier
 Printed Name


My commission expires: 12-27-15

RETURN TO:
 LORI E. ANDERSON
 1539 Avenue A
 Katy, TX 77493

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.
 THE STATE OF TEXAS
 COUNTY OF HARRIS
 I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me, and was duly RECORDED, in the Official Public Records of Real Property of Harris County, Texas

RECORDER'S MEMORANDUM:
 At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.



JAN - 4 2012

 COUNTY CLERK
 HARRIS COUNTY, TEXAS

Stan Stewart
 COUNTY CLERK
 HARRIS COUNTY, TEXAS

2012 JAN - 4 AM 9:54

FILED