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Notice  
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RIATA RANCH HOMEOWNERS ASSOCIATION, INC. 20130345712  
Resolution Regarding Roofing Guidelines 07/11/2013 RP2 \$20.00

I, the President of RIATA RANCH HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation organized under the Texas Non-Profit Corporation Act, do hereby certify that a regular meeting of the Board of Directors was held on this the 25<sup>th</sup> day of June, 2013, with a majority of Directors being present and remaining throughout and being duly authorized to transact business, the following resolution was duly made and approved:

WHEREAS, the Board of Directors is empowered to govern the affairs of the Homeowners Association by exercising all powers, duties and authority not reserved to the membership, pursuant to Article II of the By-Laws; and

WHEREAS, the Board of Directors is empowered to administer and enforce the Association's deed restrictions, pursuant to Article III, Section 3.5 of the Declaration; and

WHEREAS, the Board of Directors is responsible to oversee the operation of the Architectural Control Committee, interpret the ACC Guidelines, communicate ACC requirements and specifications to homeowners, and enforce adherence to the ACC regulations, pursuant to Article IV of the Declaration; and

WHEREAS, the Board of Directors desires to establish a Roofing Guideline policy in accordance with Section 209 of the Texas Property Code and enforce effectively and impartially;

NOW, THEREFORE, BE IT RESOLVED THAT the Roofing Guidelines will be enforced through the following:

1. **Approval must be received in writing** by the Architectural Review Committee prior to replacement/repairing the roof or any improvement to your property.
2. **Roofing shingles must match and siding/wood trim must be painted one color to match the primary color of the house.**
3. The colors listed below are the approvable roofing colors for Riata Ranch
  - GAF Timberline: Charcoal, Weathered Wood
  - GAF Elk Sovereign: Charcoal, Weathered Gray
  - GAF Elk Timberline 30yr: Charcoal, Weathered Gray
  - CertainTeed Landmark Series: Moire Black, Weathered Wood,
  - Owens Corning Supreme & Classic Shingles: Driftwood, Onyx Black, Weathered Wood

20130345712

BE IT FURTHER RESOLVED THAT correspondence is mailed to the last known address of the homeowner according to Association records. The cost of deed restriction enforcement steps necessary to enforce these guidelines will be paid by the Association and charged back to the account of the property owner for reimbursement to the Association

BE IT FURTHER RESOLVED THAT upon the adoption and recordation of this resolution, that shall remain in full force and effect upon all homeowners, residents and guests perpetually, unless amended or rescinded by the Board of Directors in a formal vote. In the event of any conflict in resolutions adopted, the document with the latest date shall prevail.

Adopted this the 25<sup>th</sup> day of June, 2013

**CERTIFICATION**

"I, the undersigned do hereby certify that I am the duly elected and acting President of the Riata Ranch Homeowners Association, Inc. and this resolution was adopted at a regular meeting of the Board of Directors, said meeting being properly called and a quorum being present on the 25<sup>th</sup> day of June, 2013".

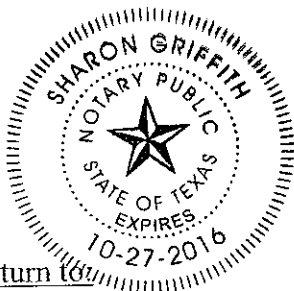
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Jean Goedecke  
Jean Goedecke  
President

STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS    §

BEFORE ME, on this day personally appeared Jean Goedecke, the President of Riata Ranch Homeowners Association, Inc., known by me to be the person whose name is subscribed to the foregoing instrument, and being duly sworn, acknowledged to me that s/he executed the same for the purposes and consideration therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

Given under my hand and seal of office, this the 25<sup>th</sup> day of June, 2013.



Sharon Griffith  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

After recording, return to  
SCS Management Services, Inc.  
7170 Cherry Park Drive  
Houston, TX 77095

*JJ*

HP 887-83-1619

FILED FOR RECORD  
8:00 AM

JUL 11 2013

*Stan Stewart*  
County Clerk, Harris County, Texas

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.

JUL 11 2013



*Stan Stewart*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

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