

RESOLUTION OF THE BORD OF DIRECTORS
OF LEGEND HOLLOW HOMEOWNERS ASSOCIATION, INC.
FOR SOLAR INSTALLATION GUIDELINES

STATE OF TEXAS }
 }
COUNTY OF BEXAR } KNOW ALL MEN BY THESE PRESENTS:

Pursuant to Sections 202.010 and 202.011, Texas Property Code, Legend Hollow Homeowners Association, Inc., acting through its Board of Directors, has adopted the following reasonable guidelines for installation of “solar energy devices” which have the meaning assigned by Section 171.107, Tax Code, to-wit:

Solar energy devices are prohibited if any or all of the following conditions exist:

- (1) a threat to public health or safety;
- (2) violate a law;
- (3) is located on property owned or maintained by the property owners’ association;
- (4) is located on property owned in common by members of the property owners’ association; and/or
- (5) is located in an area on the property owner’s property other than:
 - (a) on the roof of the home or of another structure allowed under a dedicatory instrument;
 - (b) in a fenced yard or patio owned and maintained by the property owner;
- (6) if mounted on the roof of the home:
 - (a) extends higher than or beyond the roofline;
 - (b) is located in an area other than an area designated by the property owners’ association, unless the alternate location increases the estimated annual energy production of the device, as determined by using a publicly available modeling tool provided by the National Renewable Energy Laboratory, by more than 10 percent above the energy production of the device, if located in an area designated by the property owners’ association;
- (7) does not conform to the slope of the roof and has a top edge that is not parallel to the roofline; or
- (8) has a frame, a support bracket, or visible piping or wiring that is not in a silver, bronze, or black tone commonly available in the marketplace;
- (9) if located in a fenced yard or patio, is taller than the fence line;
- (10) as installed, voids material warranties, or
- (11) was installed without prior approval by the property owners’ association or by a committee created in a dedicatory instrument for such purposes that provides decisions within a reasonable period or within a period specified in the dedicatory instrument.

Approval for installation of such solar energy devices may be withheld by the property owners' association, when it determines in writing, that placement of the device as proposed by the property owner constitutes a condition that substantially interferes with the use and enjoyment of land by causing unreasonable discomfort or annoyance to persons of ordinary sensibilities. For purposes of making a determination under this subsection, the written approval of the proposed placement of the device by all property owners of adjoining property constitutes prima facie evidence that such a condition does not exist.

Section 202.011. REGULATION OF CERTAIN ROOFING MATERIALS

Installation of shingles on the roof of an owner's property are allowed 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) when 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 described by Paragraph (a); and
 - (c) match the aesthetics of the property surrounding the owner's property.

By their signatures below the President and Secretary of the Association certify that the foregoing was approved by the Board of Directors of the Association at a duly-called meeting of the Board of Directors at which a quorum of Directors was present, or by signed, unanimous written consent in lieu of a meeting.

Thus executed this 28th day of AUGUST, 2011.

LEGEND HOLLOW HOMEOWNERS ASSOCIATION, INC.

By: _____

Larry Cundari, President

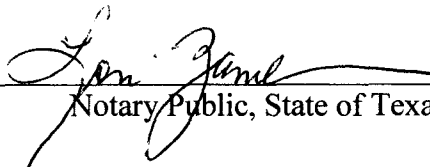
ATTEST:

By: _____

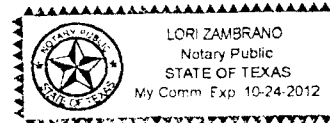
Gerry Kruger, Secretary

STATE OF TEXAS }
 }
COUNTY OF BEXAR }

I hereby certify that the foregoing instrument was acknowledged before me, the undersigned Notary, by Larry Cundari, President, Legend Hollow Homeowners Association, Inc., on the date of execution set forth above.

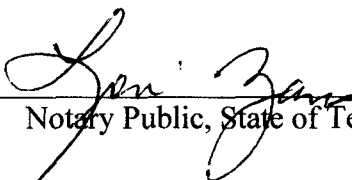


Notary Public, State of Texas

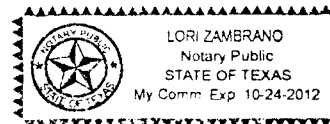


STATE OF TEXAS }
 }
COUNTY OF BEXAR }

I hereby certify that the foregoing instrument was acknowledged before me, the undersigned Notary, by Gerry Kruger, Secretary, Legend Hollow Homeowners Association, Inc., on the date of execution set forth above.



Notary Public, State of Texas



AFTER RECORDING RETURN TO:
Legend Hollow Homeowners Association, Inc.
6739 Grove Creek
San Antonio, TX 78256

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law
STATE OF TEXAS, COUNTY OF BEXAR
I hereby Certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

SEP 07 2011

Doc# 20110160223 Fees: \$24.00
09/07/2011 1:53PM # Pages 3
Filed & Recorded in the Official Public
Records of BEXAR COUNTY
GERARD RICKHOFF COUNTY CLERK





COUNTY CLERK BEXAR COUNTY, TEXAS