

JUN 14 2021

**RESOLUTION OF
WILLOW POINT HOMEOWNERS ASSOCIATION, INC.
Regarding Adoption of
AMENDMENTS TO THE ARCHITECTURAL REVIEW
COMMITTEE GUIDELINES**

DATED: April 20, 2021

**STATE OF TEXAS §
 §
COUNTY OF HARRIS §**

I, Leo Feldman, President of WILLOW POINT HOMEOWNERS ASSOCIATION, INC. (hereinafter referred to as the "Association"), do hereby certify that at a meeting of the Board of Directors of the Association, which was held on the 20th day of April, 2021, with a quorum present and remaining throughout, and being duly authorized to transact business, the following resolution was made regarding the adoption of amendments to the Architectural Review Committee Guidelines (hereinafter referred to as "ARC Guidelines").

AMENDMENT TO ARC GUIDELINES

WHEREAS, the Association is a Texas non-profit corporation governed by the Texas Property Code, specifically Sections 201-211;

WHEREAS, the ARC Guidelines of the Association were adopted and filed in the Real Property Records of Harris County, Texas on April 7, 2009 under Harris County, Texas Clerk's File No. 20090144116 and amended on December 19, 2013 under Harris County, Texas, Clerk's File No. 20130630457.

WHEREAS, the "Guidelines" section, page 1 of the ARC Guidelines of the Association provide that the ARC Guidelines may be amended "from time to time as the circumstances, conditions or opinions of the ARC dictate.";

WHEREAS, at a meeting of Board of Directors of the Association, on April 20, 2021, the Board of Directors of the Association approved an Amendment to the ARC Guidelines of the Association whereby the following modifications shall be made to the ARC Guidelines;

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THEREFORE, the following language shall be removed from Section 24.0 of the Association's ARC Guidelines filed for record under County Clerk File Number 20130630457:

24.0 Roofs

24.1 *All shingle replacement material must be approved in advance.*

24.2 *All shingles must be made of composition material. Absolutely no wooden shingles will be allowed. Absolutely, no metal roofing material, of any kind, will be allowed. Absolutely no rolled roofing materials will be allowed/considered.*

24.3 *All shingles must either match or complement the exterior color scheme of the main structure (house).*

24.4 *When repairing or replacing only a portion of the existing roofing, all replacement Shingles must closely match remaining existing roofing as to color and type.*

24.5 *Colors will be reviewed on a case-by-case basis; however, generally only brown/earth tones will be considered such as GAF weathered wood or antique slate. Absolutely no white or colored (i.e. red, green, blue/black) shingles will be considered.*

AND, IN ITS STEAD, the following language shall be inserted into the ARC Guidelines:

24.0 Roofs

24.1 *All shingle replacement material must be approved in advance.*


24.2 *All shingles must be made of composition material. Absolutely no wooden shingles will be allowed. Absolutely, no metal roofing material, of any kind, will be allowed. Absolutely no rolled roofing materials will be allowed/considered.*

24.3 *All shingles must either match or complement the exterior color scheme of the main structure (house).*

24.4 *When repairing or replacing only a portion of the existing roofing, all replacement Shingles must closely match remaining existing roofing as to color and type.*

24.5 Colors will be reviewed on a case-by-case basis; however, generally only black, brown / earth tones will be considered such as GAF weathered wood or antique slate. Absolutely no white or colored (i.e. red, green, blue) shingles will be considered.

IT IS, HEREBY, RESOLVED that the Board of Directors of the Association adopts this formal resolution for the purpose of adopting amendments to the Association's ARC Guidelines and for filing in the Real Property Records of Harris County, Texas.

Dated: 6-9-21 
Leo Feldman, President

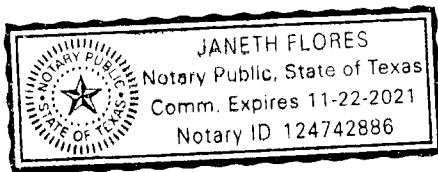
STATE OF TEXAS

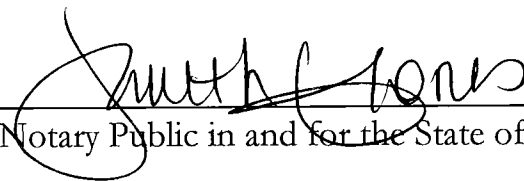
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ACKNOWLEDGMENT

COUNTY OF HARRIS

This instrument was acknowledged before me on the 9th day of June, 2021, by Leo Feldman, as President of WILLOW POINT HOMEOWNERS ASSOCIATION, INC., on behalf of said corporation.




Notary Public in and for the State of Texas

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Pages 4
06/16/2021 02:56 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$26.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

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.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

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