



**CERTIFICATE OF ADOPTION
OF
SHINGLE CRITERIA
OF
BAY COLONY WEST HOMEOWNERS ASSOCIATION, INC.**

WHEREAS, the Board of Directors (the "Board") of the Bay Colony West Homeowners Association, Inc., a Texas non-profit corporation (the "Association") is charged with administering and enforcing those certain covenants, conditions, and restrictions contained in that certain Declaration of Covenants, Conditions, and Restrictions recorded August 30, 2004 under Clerk's File No. 2004058774 of the Official Records of Galveston County, Texas, as said instrument has been or may be amended or supplemented from time to time, encumbering the Bay Colony West community ("Declaration"); and

WHEREAS, Chapter 202 of the Texas Property Code was amended effective September 1, 2011, to add Section 202.011 ("Section 202.011") thereto; and

WHEREAS, Section 202.011 requires a property owners' association to allow certain types of shingles if certain criteria is met; and

WHEREAS, the Board has determined that in connection with providing criteria regarding certain types of shingles, it is appropriate for the Association to adopt the criteria described herein below; and

WHEREAS, the By-Laws of the Association provides that a majority of the number of Directors shall constitute a quorum for the transaction of business and that the action of a majority of Directors at a meeting at which a quorum is present is the action of the Board; and

WHEREAS, the Board held a meeting on November 2, 2011, at which at least a majority of the Directors were present and duly passed the criteria described herein below (the "Shingle Criteria").

NOW, THEREFORE, to give notice of the matters set forth herein, the undersigned, being the President of the Association, does hereby certify that at a meeting of the Board held on November 2, 2011, at which at least a majority of the Directors were present, the Board duly adopted the Shingle Criteria. The Shingle Criteria is effective upon recordation of this Certificate in the Official Public Records of Galveston County, Texas, and supersedes any criteria regarding the type of shingles described in the Shingle Criteria which may have previously been in effect for the Bay Colony West community. The Shingle Criteria is as follows:

Subject to the criteria set forth below, owners may install shingles (the "Acceptable Shingles") on the roof of the owner's dwelling and other improvements located upon the owner's property that are designed primarily to: (i) be wind and hail resistant; (ii) provide heating and cooling efficiencies greater than those provided by customary composite shingles; or (iii) provide solar generation capabilities. Provided however, the Acceptable Shingles, when installed: (i) must resemble the shingles used or otherwise authorized for use on property in the Bay Colony West community; (ii) must be more durable than and of equal or superior quality to the shingles used or otherwise authorized for use on property in the Bay Colony West community; and (iii) must match the aesthetics of the properties surrounding the owner's property.

EXECUTED on the date of the acknowledgement set forth herein below, to be effective as set forth above.

BAY COLONY WEST HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation

By: 
Adam Lambert, President

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on November 4, 2011, by Adam Lambert, President of Bay Colony West Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said corporation.




Notary Public, State of Texas

FILED AND RECORDED



OFFICIAL PUBLIC RECORDS

 2011060245

November 29, 2011 10:24:26 AM

FEE: \$20.00

Dwight D. Sullivan, County Clerk
Galveston County, TEXAS

WHEN RECORDED, RETURN TO:

Friendswood Development Company
550 Greens Parkway, Suite 100
Houston, TX 77007
Attn: Monica Vega-Duffield
File: 351045-51