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# Meridian Homeowners Association, Inc.

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## Policy Regarding Certain Roofing Material

WHEREAS, The Board of Directors of Meridian Homeowners Association, Inc. (the "Association") wishes to adopt certain limitations on roofing materials pursuant to Section 202.011 of the Texas Property Code;

WHEREAS, The Texas Legislature passed House Bill 362 which amends Chapter 202 of the Texas Property Code by adding Section 202.011 which gives owners the right to install shingles of certain materials. However, certain restrictions are permissible.


NOW, THEREFORE, IT IS RESOLVED, in order to comply with Section 202.011 of the Texas Property Code, that the following guidelines for certain roofing materials are established by the Board of Directors:

- A. The Association may not prohibit or restrict an owner who is otherwise authorized to install shingles 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;
    - c) Provide solar generation capabilities; and
  2. When installed;
    - a) Resemble 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 other shingles used or approved to be used on other property;
    - c) Match the aesthetics of the property surrounding the owner's property.

In the event of a conflict between this Policy and any other previously adopted policy pertaining to Roofing Material adopted by the Board, this Policy shall prevail.

IT IS FURTHER RESOLVED that this Roofing Material Policy is effective upon adoption and to remain in effect until revoked, modified, or amended.

**MERIDIAN HOMEOWNERS ASSOCIATION, INC.**

Name:  \_\_\_\_\_  
Saul Freedenberg

Title: PRESIDENT

Date: October 27, 2011