Serenity Pines

SERENITY PINES RESIDENTIAL ASSOCIATION, INC.
SOLAR ENERGY DEVICES AND ROOFING MATERIALS POLICY

STATE OF TEXAS §
§
COUNTY OF LIBERTY §

I. PURPOSE

The purpose of this Solar Energy Devices and Roofing Materials Policy (this "***Policy***") is to provide guidance regarding the installation of solar devices and roofing materials pursuant to Texas Property Code Sections 202.010 and 202.011. The Board of Directors (the "***Board***") of Serenity Pines Residential Association, Inc., a Texas nonprofit corporation (the "***Association***"), has determined that it is in the best interest of the Association to establish this Policy concerning the installation of solar energy devices and roofing materials on property subject to its jurisdiction.

II. APPLICABILITY AND AUTHORITY

The property encumbered by this Policy is that property restricted by the Declaration of Covenants, Conditions, and Restrictions for Serenity Pines (Residential Property), recorded under Clerk's File No. 2026022712 in the Official Public Records of Liberty County, Texas, as same has been and may be amended from time to time (the "***Declaration***"), and any other property which has been and may be subsequently annexed into Serenity Pines and made subject to the authority of the Association.

Reference is made to the Declaration for all purposes. Unless otherwise set forth in this Policy, the capitalized terms used in this Policy are defined in the same manner as set forth in the Declaration and the interpretation provision set forth in the Declaration applies to this Policy, which definitions and interpretation provision are incorporated in this Policy for all purposes by this reference.

Any reference made in this Policy to approval by the Architectural Review Committee ("***ARC***"), means prior written approval by the ARC.

Pursuant to the Dedicatory Instruments governing the Property, the Board is vested with the authority to adopt policies, rules, and guidelines.

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Pursuant to the authority granted in Sections 202.010 and 202.011 of the Texas Property Code, the Board adopts this Policy, which runs with the land and is binding on all Owners and Lots within the Property. The provisions of this Policy are in addition to any other applicable guidelines, rules, or policies. This Policy is effective upon the recording of same. After the effective date, this Policy replaces any previously recorded or implemented policy that addresses the subjects contained in this Policy.

Invalidation of any one or more of the covenants, conditions, restrictions, or provisions contained in this Policy will in no way affect any one of the other covenants, conditions, restrictions, or provisions of this Policy, which remain in full force and effect.

III. SOLAR DEVICES AND ROOFING MATERIALS POLICY

A. SOLAR ENERGY DEVICES

Solar energy devices, as referred to in this Policy, are defined as set forth in the Texas Tax Code §171.107. Pursuant to Texas Property Code §202.010(a)(2), the term "solar energy devices" includes solar roof tiles.

Prohibited Solar Energy Devices:

Pursuant to Texas Property Code §202.010, Solar energy devices are prohibited in the following circumstances:

1. Solar energy devices that have been adjudicated by a court to be a threat to public health or safety or to violate a law;

2. Solar energy devices that are located on property owned or maintained by the Association;

3. Solar energy devices that are located on property that is owned in common by the Members;

4. Solar energy devices that are located on the Owner's property, other than:

    a. On the roof of the Dwelling or another permitted structure; or

    b. In a fenced yard or patio owned and maintained by the Owner;

5. Roof-mounted solar energy devices that extend higher than or beyond the roofline;

6. Subject to Item 7 below, if roof mounted, solar energy devices that are mounted in an area other than the back of the home;

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7. Roof-mounted solar energy devices that are located in an area *other* than an area designated by the Association, unless the alternate location increases the estimated annual energy production by more than 10% above the area designated by the Association (as determined by a publicly available modeling tool provided by the National Renewable Energy Laboratory);

8. Roof-mounted solar energy devices that do not conform to the slope of the roof and have a top edge that is not parallel to the roofline;

9. Roof-mounted solar energy devices that have frames, support brackets, or visible piping or wiring containing colors other than silver, bronze, or black tones;

10. Solar energy devices that are located in a fenced yard or patio that are taller than the fence;

11. Solar energy devices that, as installed, void material warranties; and

12. Solar energy devices that were installed without prior approval by the Association or ARC.

If the proposed solar energy devices do not fall within one of the above-prohibited categories, the Association or ARC may not withhold approval of the installation of the solar energy devices unless the Association or ARC determines in writing that placement of the solar energy devices, as proposed by the Owner, constitutes a condition that substantially interferes with the use and enjoyment of land by causing unreasonable discomfort or annoyance to a person of ordinary sensibilities. The written approval of the Owner's proposed location by all Owners of adjoining property constitutes prima facie evidence that such a condition does not exist.

B. ROOFING MATERIALS

Pursuant to Texas Property Code §202.011, the installation of the following roofing materials is permitted:

1. Wind or hail resistant roofing materials;

2. Materials that provide heating and cooling efficiencies greater than those provided by customary composite shingles; and

3. Materials that provide solar generation capabilities.

The above-enumerated acceptable materials, when installed, must:

1. Resemble the shingles used or otherwise authorized for use within the Property;

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2. Be more durable than, and of equal or superior quality to, the shingles authorized for use within the Property; and

3. Match the aesthetics of the property surrounding the Owner's property.

C. ARC APPROVAL

An applicant's submission of plans must include a completed application for ARC review, a site plan or roof plan showing the proposed location of the improvement, along with pictures showing the location of the modification and the manufacturer's brochures or a sample of material, if applicable. The color of the materials being used in relation to the roof or house color, the visibility from public streets and neighboring properties or Common Areas, and any noise created or light reflected are of specific concern to the Association and the ARC.

Any installation not in compliance with this Policy is considered a violation of the Dedicatory Instruments governing the Property.

This Policy does not apply to property that is owned or maintained by the Association.

[SIGNATURE PAGE FOLLOWS]

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CERTIFICATION

I certify that, as President of the Serenity Pines Residential Association, Inc., a Texas nonprofit corporation, the foregoing Solar Energy Devices and Roofing Materials Policy was approved on the 19th day of August, 2026, at a meeting of the Board of Directors at which a quorum was present.

DATED, this the 19th day of August, 2026.

Serenity Pines Residential Association, Inc.,
a Texas nonprofit corporation

By: _____
Print Name: Kevin Campbell
Title: President

STATE OF TEXAS §
§
COUNTY OF Liberty §

BEFORE ME, on this day personally appeared Kevin Campbell, the President of the Serenity Pines Residential Association, Inc., a Texas nonprofit corporation, known by me to be the person whose name is subscribed to this instrument, and acknowledged to me that s/he executed the same for the purposes and in the capacity stated in this instrument, and as the act and deed of said corporation.

Given under my hand and seal this the 19th day of August, 2026.

_____
Notary Public – State of Texas

SANDRA LOPEZ MARTINS
NOTARY PUBLIC
STATE OF TEXAS
ID. 125675759
EXP. 07-31-2030

After Recording Return To:
Lisa L. Gambrell
Rida J. Sarwar
Roberts Markel Weinberg Butler Hailey PC
2800 Post Oak Boulevard, 57th Floor
Houston, Texas 77056

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THE STATE OF TEXAS
COUNTY OF LIBERTY

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Liberty County, Texas.

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08/25/2026 10:29:08 AM Total Fees: $41.00

Lee Haidusek Chambers,County Clerk
Liberty County, Texas