

**AMENDMENT TO ARCHITECTURAL POLICY REGARDING SOLAR PANELS
WOODRIDGE FOREST COMMUNITY ASSOCIATION, INC.**

WHEREAS, Woodridge Forest Community Association, Inc., (the “Association”), a Texas nonprofit corporation, is the governing entity for the Woodridge Forest subdivisions, additions in Montgomery County, Texas according to the maps or plats thereof, recorded in the Map Records of Montgomery County, Texas as follows:

Woodridge Forest, Sections 1-13, 15, 17, 19, and 20, additions in Montgomery County, Texas, according to the maps or plats thereof, recorded in the Map Records of Montgomery County, Texas, under One, under Cabinet Z, Sheet 2401; Cabinet Z, Sheet 2171; Cabinet Z, Sheet 2193; Cabinet Z, Sheet 3549; Cabinet Z, Sheet 3103; Cabinet Z, Sheet 2512; Cabinet Z, Sheet 3619; Cabinet Z, Sheet 6245; Cabinet Z, Sheet 3997; Cabinet Z, Sheet 4894; Cabinet Z, Sheet 4196; Cabinet Z, Sheet 4531; Cabinet Z, Sheet 5147; Cabinet Z, Sheet 4534; Cabinet Z, Sheet 5233; Cabinet Z, Sheet 5180; Cabinet Z, Sheet 6583; along with Woodridge Forest Soaring Woods under Cabinet Z, Sheet 3274; along with any amendments, replats, and supplements thereto, and any other additional property annexed into the jurisdiction of the Association now and in the future (collectively referred to as the “Subdivision”); and,

WHEREAS this Amendment to Solar Panel Policy is applicable to the Subdivision and the Association; and

WHEREAS, the document amends the Woodridge Forest Commiunity Association Architectural Policy Filed of Record in the Montgomery County, Texas real property records under Clerk’s File No. 2016029570; and,

WHEREAS Article II of the By-Laws states that meetings of the Association shall be held at the principal office of the Association or at such other suitable place convenient to the Members as the Board may designate; and,

WHEREAS this Dedicatory Instrument represents Restrictive Covenants as those terms are defined by Texas Property Code §202.001, et. seq, and the Association shall have and may exercise discretionary authority with respect to these Restrictive Covenants;

NOW THEREFORE, pursuant to the foregoing and as evidenced by the certification attached hereto, the Association hereby enacts this Amendment to Architectural Policy, as follows:

Article I, of the Woodridge Forest Architectural Policy is hereby amended to add paragraph nine (9), which reads:

- 9) When an owner proposes to place a “solar energy device” (defined by the statute as a system or series of mechanisms) on the roof of a home and the device is of a size that will not enable the entirety of the device to be mounted within the area of the roof designated by the property owners’ association as an approved location for the device, the portions of the device that will not fit within the approved area of the roof must be placed in a fenced-in yard or patio below the fence line of the yard or patio.

When an owner contends that they are entitled to place all or a part of a solar energy device in an alternative location to the locations approved by the association, the owner must provide the calculation required by Section 202.010(d)(5) of the Texas Property Code showing the energy production with the entirety of the proposed solar energy device located within the approved areas (roof not visible from street and fenced yard or patio beneath the fence line) compared to the energy production with all or part of the device in the proposed alternate location.

Proposed placement of the solar energy device within approved areas for the purpose of the calculation to support placement in an alternative location must locate the solar energy device in the portions of the approved locations that will produce the most energy. For example, if the fenced yard or patio areas provide greater energy production than the approved roof location, the calculation must be based upon the device being placed in the area with the greater energy production.

In the event the entire proposed solar energy device will not fit within the areas approved by the association, the calculation for energy production when placed in the approved location shall be made with the maximum possible portion of the proposed device placed within approved locations.

CERTIFICATION

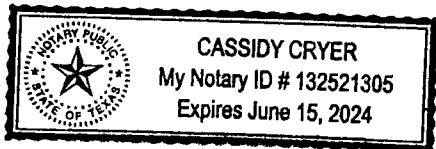
“I, the undersigned being a Director of Woodridge Forest Community Association, Inc., hereby certify that the foregoing document was approved by at least a majority of the Association’s Board of Directors at a properly noticed open meeting of the Board, at which a quorum of the Board of Directors was present.”

By: Stephen R. Tennis Date: 12-14-2020
Print Name: STEPHEN R. TENNIS Title: PRESIDENT

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

BEFORE ME, the undersigned notary public, on this day personally appeared Stephen Tennis, the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose in the capacity and with the authority therein expressed, as the act and deed of the corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this the 14th day of December, 2020, to certify which witness my hand and official seal.



Cassidy Cryer
Notary Public for the State of Texas

E-FILED FOR RECORD

12/15/2020 02:36PM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number sequence on the date and time stamped herein by me and was duly e-RECORDED in the Official Public Records of Montgomery County, Texas.

12/15/2020



County Clerk
Montgomery County, Texas