

Property Owners Association of Hilltop Lakes
GUIDELINES FOR SOLAR ENERGY DEVICES

STATE OF TEXAS }

COUNTY OF LEON }

KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS, the Property Owners Association (“POA”) of Hilltop Lakes (“Association”) is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the various sections of the community (referred to collectively as “Declarations”); and

WHEREAS, Chapter 202 of the Texas Property Code was amended effective June 17, 2011, to add Section 202.010 (“Section 202.010”) thereto dealing with the regulation of solar energy devices; and


WHEREAS, the Board of Directors of the Association (“Board”) has determined that in connection with maintaining the aesthetics and architectural harmony of the community, and to provide clear and definitive guidance regarding the solar energy devices therein, it is appropriate for the Association to adopt guidelines regarding solar energy devices within the community.

NOW, THEREFORE, the Board has duly adopted the following Guidelines for Solar Energy Devices within the community.

1. These guidelines apply to solar energy devices (“Devices”) as defined in Section 171.107(a) of the Texas Tax Code. A solar energy device means a system or series of mechanisms designed primarily to provide heating or cooling or to produce electrical or mechanical power by collecting and transferring solar-generated energy. The term includes a mechanical or chemical device that has the ability to store solar-generated energy for use in heating or cooling or in the production of power.
2. Such Devices may only be installed with advance written approval of the Architectural Control Committee. ACC will develop guidelines for Installation.

The guidelines are effective upon recordation in the Public Records of Leon County, and supersede any guidelines for solar energy devices which may have previously been in effect. Except as affected by Section 202.010 and/or by these guidelines, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.

Approved and adopted by the Board on this 22 day of September 2011.

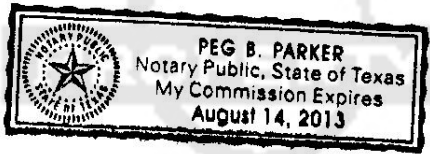

Jack Stork, President
Property Owners Association of Hilltop Lakes

STATE OF TEXAS
COUNTY OF LEON

Before me, the undersigned authority, on this day personally appeared Jack Stork, President of the Property Owners Association of Hilltop Lakes, a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 27 day of September, 2011.


Notary Public, State of Texas



Peg B Parker
Printed Name

My commission expires: 8/14/13

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STATE OF TEXAS COUNTY OF LEON
I hereby certify that this instrument was filed on the
date and time stamped hereon by me and was duly recorded
in the volume and page of the named records of:
Leon County
as stamped hereon by me.

Sep 27, 2011
Christie Mokerfield, County Clerk
Leon County