



ADDITIONAL DEDICATORY INSTRUMENT
for
FAIRWAY VISTAS AT GREATWOOD TOWNHOME ASSOCIATION

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Margaret R. Maddox who, being by me first duly sworn, states on oath the following:

My name is Margaret R. Maddox I am over twenty-one (21) years of age, of sound mind, capable of making this affidavit, authorized to make this affidavit, and personally acquainted with the facts herein stated:

I am the Attorney/Agent for **FAIRWAY VISTAS AT GREATWOOD TOWNHOME ASSOCIATION**, and pursuant with Section 202.006 of the Texas Property Code, the following documents are copies of the original official documents from the Association's files:

- 1. RESOLUTION REGARDING INSTALLATION OF SATELLITE DISHES**
- 2. RESOLUTION REGARDING REGULATION OF SOLAR ENERGY DEVICES**

for

FAIRWAY VISTAS AT GREATWOOD TOWNHOME ASSOCIATION
A TEXAS NON-PROFIT CORPORATION

DATED this 23rd day of February, 2024

FAIRWAY VISTAS AT GREATWOOD TOWNHOME ASSOCIATION

Margaret R. Maddox

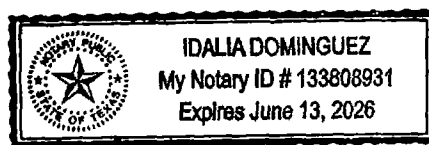
By:

Margaret R. Maddox, Attorney/Agent
(Printed Name)

THE STATE OF TEXAS §
 §
COUNTY OF Harris §

THIS INSTRUMENT was **acknowledged** before me on this the 23rd day of February, 2024 by the said Margaret R. Maddox, Attorney/Agent for **FAIRWAY VISTAS AT GREATWOOD TOWNHOME ASSOCIATION**, , a Texas non-profit corporation, on behalf of said corporation.

Idalia Dominguez
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



**RESOLUTION REGARDING INSTALLATION OF
SATELLITE DISHES**

FAIRWAY VISTAS AT GREATWOOD TOWNHOME ASSOCIATION

WHEREAS, Article VI, Section 6.3 of the Declaration of Covenants, Conditions, Restrictions and Easements for FAIRWAY VISTAS AT GREATWOOD TOWNHOME ASSOCIATION (the "Association") recorded at Fort Bend County Clerk's File No. 2000100179, et. seq. (the "Declaration"), provides that "the Association shall provide exterior maintenance" upon each Unit including the "repair, replacement...of exterior surfaces including care of roofs (shingles and decking only); [Emphasis added.]

WHEREAS, under the above Declaration provision, the Association is responsible for the repair and replacement of townhome roofs (shingles and decking only);

WHEREAS, Article IX, Section 9.5 of the Association's Declaration provides that "the Board is empowered to adopt rules governing the types of antennae that are permissible in the Properties and to establish reasonable, non-discriminatory restrictions relating to safety, location and maintenance of antennae;" [Emphasis added,]

WHEREAS, to help eliminate roof damage caused by improper satellite antennae and dishes and to protect the Association's investment in the roofs, the Association will require that all satellite dishes be installed as specified by the Association;

WHEREAS, the Association, by and through its Board of Directors, desires to completely amend and restate its current RESOLUTION REGARDING INSTALLATION OF ROOF PROTECTION EQUIPMENT FOR SATELLITE DISHES, which is recorded under Fort Bend County Clerk's File No. RP-2016-012701.

NOW THEREFORE, BE IT RESOLVED THAT: the following Amended and Restated RESOLUTION REGARDING INSTALLATION OF ROOF PROTECTION EQUIPMENT FOR SATELLITE DISHES, which is intended to completely replace any previously adopted policy, is hereby adopted:

**POLICY REGARDING INSTALLATION OF
SATELLITE DISHES**

As of the effective date below and forward, all satellite dishes must be installed on a pole mount in the rear yard or on the fascia board on the side of the home. Pole height not to exceed (6) feet in height. All satellite antennas and dishes shall be inconspicuous from public view. It shall be the responsibility of each Owner to prevent the development of any unsightly or unkempt antenna and/or dish.

All townhome owners who currently have satellite dishes installed, must reinstall them according to guidelines.

Adopted and Effective this 21 day of February, 2024, by at least a majority of the Board of Directors of the Association.

FAIRWAY VISTAS AT GREATWOOD
TOWNHOME ASSOCIATION

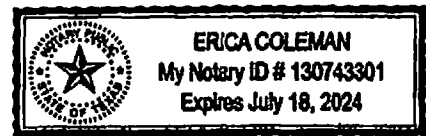
By: [Signature]
President

Print Name: David Cobb

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

THIS INSTRUMENT was acknowledged before me on this the 21 day of February 2024, by the said David Cobb, President of THE FAIRWAY VISTAS AT GREATWOOD TOWNHOME ASSOCIATION, a Texas non-profit corporation, on behalf of said corporation.

[Signature]
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



After Recording Return To:
Daughtry & Farine, P.C.
17044 El Camino Real
Houston, Texas 77058