



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

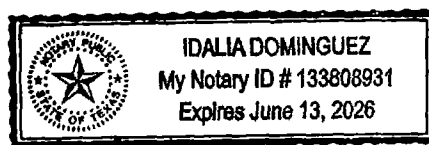
By:

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



FAIRWAY VISTAS OF GREATWOOD TOWNHOME ASSOCIATION, INC.

RESOLUTION REGARDING REGULATION OF SOLAR ENERGY DEVICES

WHEREAS, Section 202.010 of the Texas Property Code provides for the regulation of solar energy devices by a property owners' association;

WHEREAS, the Board of Directors desires to amend its dedicatory instruments with the intent of regulating solar energy devices;

NOW, THEREFORE, BE IT RESOLVED THAT the following policy is hereby adopted by the Board of Directors.

I. DEFINITIONS

"Solar energy device" has the meaning assigned by Section 171.107 of the Tax Code.

II. POLICY


1. A solar energy device shall not be permitted that:
 - a. as adjudicated by a court either threatens the public health or safety; or violates a law;
 - b. is located on property owned or maintained by the Association;
 - c. is located on property owned in common by the members of the Association;
2. Since the Association is responsible to maintain roof shingles and decking per Section 6.3 of the Association's Declaration of Covenants, Conditions, Restrictions, and Easements recorded at Fort Bend County Clerk's File No. 2003123798, solar panels are not permitted on townhome roofs or on common areas within the Association.

This administrative resolution supersedes all previously adopted policies regarding solar energy devices by the Association.

Duly adopted at a meeting held by the Board of Directors of the Fairway Vistas of Greatwood Townhome Association, Inc. this 21 day of February, 2024.

Effective Date: FEBRUARY 21, 2024.

Signed:



Signature

DAVID COBB, President

Print Name

Secretary, Board of Directors