

CERTIFICATE OF AUTHORIZATION  
of  
BRIDGEWATER CA, INC.

20120148442  
04/09/2012 RP2 \$36.00

Received on

APR 20 2012

STATE OF TEXAS §  
§  
COUNTY OF HARRIS §

MMC Inc

The undersigned, a director of Bridgewater CA, Inc. ("Association"), does hereby certify that, at a regular meeting of the Association's Board of Directors ("Board") duly called and held with at least a quorum of the Board members being present and remaining throughout, the attached "Display of Religious Items, Display of Flag, Roofing Materials, and Solar Energy Devices for Bridgewater CA, Inc." was adopted and approved, and same supersedes and replaces all policies for the display of religious items, display of flag, roofing materials, and solar energy devices previously adopted by the Board.

I hereby certify that the foregoing resolution was approved as set forth above and now appears in the books and records of the Association.

TO CERTIFY which witness my hand this 26<sup>th</sup> day of December, 2011.

BRIDGEWATER CA, INC.

By:

*[Signature]*  
Cheryl Henderson

(print name)

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100

STATE OF TEXAS §  
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 26<sup>th</sup> day of December, 2011,  
by Cheryl Henderson, a director of Bridgewater CA, Inc. on behalf of the Association.



*[Signature]*  
Notary Public in and for the State of Texas

FILED FOR RECORD  
8:00 AM

APR - 9 2012

*[Signature]*  
County Clerk, Harris County, Texas

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Notice  
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✓ RT: MMC INC  
PO Box 6830  
Katy TX 77491

## DISPLAY OF RELIGIOUS ITEMS

If an owner is motivated by a sincere religious belief, they may display certain religious items (to the extent allowed by the Constitution of the State of Texas or of the United States) on the front door of their residence. However, the display of religious items must comply with the following criteria:

- It must not threaten public health or safety.
- It must not violate a law.
- It must not contain language, graphics, or any display that is patently offensive to a passerby.
- It may not be placed in a location other than the entry door or door frame, and it cannot extend past the outer edge of the door frame of the owner's dwelling.
- The religious display, individually or in combination with other each religious item(s) displayed and/or affixed on the entry door, may not have a total size greater than 25 square inches.

An owner's right to display certain religious items (as prescribed by this Section) does not authorize an owner to use a material or color for an entry door (or door frame), or make an alteration to the entry door (or door frame), that is not authorized by the governing documents.

The association may remove an item displayed in violation of the guidelines set forth in this section.

## DISPLAY OF FLAG

Without prior written approval of the ACC, no flag display may be installed, allowed, or maintained on a lot or on an improvement located on a lot.

The ACC will, however, authorize a flag display if the size, style, color, placement, and height requirements are compatible with all applicable federal, state, local laws, ordinances and regulations including, but not limited to, Section 202.012 of the Texas Property Code. Such criterion includes, but is not limited to, the following:

- An owner may fly flags symbolizing the United States, the State of Texas, and/or the military.
- The flag of the United States must be displayed in accordance with 4 U.S.C. Section 5-10.
- The flag of the State of Texas must be displayed in accordance with Chapter 3100 of the Texas Government Code.
- A flagpole which is attached to an authorized improvement located on a lot, and/or a free-standing flagpole, must be constructed of permanent, long-lasting material, with a finish appropriate to the materials used in the construction of the flagpole and harmonious with the improvements located on the Lot.
- The display of the flag, and/or the location and construction of the supporting flagpole, must comply with all applicable zoning ordinances, easements, and setbacks of record including those set forth in the governing documents.
- A displayed flag, and/or the flagpole from which it is flown, must be maintained in good condition such that a deteriorated flag, and/or a deteriorated or structurally unsafe flagpole, must be repaired, replaced, or removed.
- A single flagpole, holding only one flag, no more than 20 feet in height, may be erected upon a property if same complied with the additional governing criteria established for a flag display.
- The acceptable size of a displayed flag will be established by the ACC and will be determined by analyzing criteria which includes, but it not limited to, the impact of the flag display upon the aesthetics of the surrounding community.
- The acceptability of the size, location, and intensity of any lights used to illuminate a displayed flag will be established by the ACC and will be determined by analyzing certain criteria which includes, but it not limited to, the impact and interference of the lighting upon the aesthetics of the surrounding landowners.

**DISPLAY OF FLAG**

- Noise caused by the external halyard of a flagpole must not interfere with the use and enjoyment of surrounding land owners by causing unreasonable discomfort or annoyance to persons of ordinary sensibilities.
- A flag display may not be located on land owned or maintained by the Association or on land owned in common by the members of the Association.

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**ROOFING MATERIALS**

An owner may install shingles that are wind and hail resistant, energy efficient, and/or solar generating if the quality and appearance of the shingles are equal to or surpass the standards set forth in the community's governing documents and the materials match the aesthetics of the property surrounding the owner's property.

2025-01-20-0703

## SOLAR ENERGY DEVICES

Without prior written approval by the ACC, no "solar energy devices," as defined by Section 171.107 of the Tax Code, ("Device"), may be installed, allowed, or maintained on a lot or on an improvement located on a lot.

The ACC will, however, authorize the installation of a Device if the size, style, color, placement, location, height, and screening requirements are compliant with all applicable federal, state, local laws, ordinances, and regulations including, but not limited to, Section 202.010 of the Texas Property Code. Such criteria includes, but is not limited to, the following:

- The Device must not threaten public safety.
- The Device must not violate a law.
- The Device may not be located on a lot other than the roof of an allowed structure or in a fenced yard or patio.
- The Device cannot extend beyond or above the roof line of an Improvement located on a lot and must conform to the slope of the roof.
- If the Device is placed in a fenced yard or patio, it cannot be taller than the fence line.
- The Device may not be located on property owned or maintained by the Association or on property owned in common by the members of the Association.
- The frame, support bracket, and/or visible piping/wiring must be either silver, bronze, or black.
- The Device, as installed, must not void material warranties.

An owner can place a Device in a location not approved if they can show that such placement increased the energy production of the Device by 10%, based on a modeling tool provided by the National Renewable Energy Laboratory. Alternatively, the Association can deny an owner's placement of the Device if it can show that such placement would substantially interfere with the use and enjoyment of the surrounding land.

Finally, while under developer control, the developer does not have to allow any solar energy devices.

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.  
THE STATE OF TEXAS  
COUNTY OF HARRIS  
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me, and was duly RECORDED, in the Official Public Records of Real Property of Harris County, Texas

APR - 9 2012



*Stan Stewart*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS