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STATE OF TEXAS §
§
COUNTY OF TRAVIS §

CERTIFIED RESOLUTION OF THE BOARD OF DIRECTORS OF THE PARKE AT TRAVIS COUNTRY CONDOMINIUMS RATIFYING AND APPROVING THE SUPPLEMENTAL RULES AND REGULATIONS FOR THE PARKE AT TRAVIS COUNTRY CONDOMINIUMS

ADOPTION OF PERMITTED RULES AND REGULATIONS UNDER CHAPTER 202 OF THE TEXAS PROPERTY CODE

The Parke at Travis Country Condominiums is a condominium development (the "**Condominium**") created by and subject to that certain Declaration of The Parke at Travis Country Condominiums, recorded at Document No. 2000018252 of the Official Public Records of Travis County, Texas; and as amended by the First Amendment to Declaration of The Parke at Travis Country Condominiums, recorded at Document No. 2000041794 of the Official Public Records of Travis County, Texas (collectively, the "**Declaration**"). The Condominium is managed by The Parke at Travis Country Condominium Owners Association, Inc. (the "**Association**"), acting through its Board of Directors (the "**Board**"). The Association is empowered to enforce the covenants, conditions and restrictions of the Declaration pursuant to those certain Bylaws of The Parke at Travis Country Condominium Owners Association, Inc. (the "**Bylaws**") (collectively, the "**Governing Documents**").

RECITALS

WHEREAS, the Association, through its Board, is charged with the power and duty to conduct, manage, and control the affairs and business of the Association, and to adopt such rules and regulations, which the Board may consider necessary for the management of the Condominium.

WHEREAS, the Board is further charged with the power and duty to enforce the provisions of the Governing Documents of the Association.

WHEREAS, the Board recognizes that enforcement of the Governing Documents is consistent with its responsibilities and duties under the Declaration and in the best interest of the Association and its members.

THE PARKE AT TRAVIS COUNTRY CONDOMINIUM OWNERS ASSOCIATION, INC. SUPPLEMENTAL RULES AND REGULATIONS

EXHIBIT A

STATUTORY-BASED RULES AND REGULATIONS FOR THE PARKE AT TRAVIS COUNTRY CONDOMINIUM OWNERS ASSOCIATION, INC.

SECTION 1. OPENING RECITALS

1-A. Declaration. These Statutory-Based Rules and Regulations ("**Rules and Regulations**") for The Parke at Travis Country Condominium Owners Association, Inc. apply to the condominium development (the "**Condominium**") created by that certain Declaration of The Parke at Travis Country Condominiums, recorded at Document No. 2000018252 of the Official Public Records of Travis County, Texas; and as amended by the First Amendment to Declaration of The Parke at Travis Country Condominiums, recorded at Document No. 2000041794 of the Official Public Records of Travis County, Texas (the "**Declaration**").

1-B. Authority. The Declaration contains provisions, which broadly prohibit modifications, additions, installations, or improvements to the exteriors of every Unit in the Condominium without prior written approval of the Association's Board of Directors. Certain recently enacted State laws purport to override or void any provision in the Declaration that would restrict or prohibit property owners from making certain changes to their lots and homes related to the installation, placement and/or display of solar panels. Such State laws, however, authorize the Association to adopt and enforce certain permissible dedicatory instrument provisions that impose certain limited regulations for the installation, placement and/or display of solar panels.

1-C. Construction and Conflict. These Rules and Regulations are drafted in compliance with certain State laws to which they are inferior. Accordingly, the terms and provisions of these Rules and Regulations are to be liberally construed to give effect to the purposes and intent of the underlying statutes, and may not be construed as a way to evade the protections, permissions, or requirements of State law. As a convenience to the Association's leaders, members, and managers, the pertinent provisions of applicable laws are paraphrased if not restated in these Rules and Regulations. If any provision of these Rules and Regulations conflict with State law, inaccurately paraphrases State law, or inadvertently omits an aspect of State law, corresponding provision in State law controls. In the event of an apparent conflict between a provision of these Rules and Regulations and a provision in another governing document, an effort must be made to construe the provisions so as to give effect to both, if such construction is reasonable. Otherwise, the provision in these Rules and Regulations is the higher authority for the

limited purpose for which it is adopted, superseded only by public law. The effect of a general statement is not limited by enumeration of specific matters similar to the general.

1-D. Severability. Invalidation of any provision of these Rules and Regulations by judgment or court order or subsequent statutory enactment does not affect any other provision, which remains in full force and effect.

1-E. Effective Date. This instrument becomes effective as a Governing Document and a "**Dedicatory instrument**" of the Association on the date it is publicly recorded in the Official Public Records of Travis County, Texas.

THE PARKE AT TRAVIS COUNTRY CONDOMINIUM OWNERS ASSOCIATION, INC. STATUTORY RULES & REGULATIONS

The following Rules and Regulations are hereby adopted as Governing Documents of the Association, and as a "**Dedicatory Instrument**" for the Condominium.

SECTION 1. SOLAR PANEL REGULATIONS

1-A. Installation of Solar Panels. To the extent permitted and protected by applicable law (Texas Property Code Section 202.010), a property owner may install solar energy devices defined by Texas Property Code Section 202.010 ("**Solar Energy Devices**") on the roof or in a fenced yard or patio on his or her lot, subject to the requirements of these Solar Panel Regulations.

1-B. Association Approval. A property owner must apply to the Association for prior written approval of a Solar Energy Device and its proposed location, pursuant to the provisions of the Declaration or other Governing Documents of the Association. Association approval may not be withheld if the Solar Energy Device meets or exceeds the requirements and limitations of these Solar Panel Regulations, unless the Association determines in writing that place of the Solar Energy Device as proposed by the property owner constitutes a condition that substantially interferes with the use and enjoyment of land by causing unreasonable discomfort or annoyance to persons of ordinary sensibilities. The written approval of the proposed placement of the Solar Energy Device by all property owners of adjoining property constitutes prima facie evidence that such a condition does not exist.

1-C. Installation Location. A Solar Ener Device may not be installed on any portion of the Condominium constituting General or Limited Common Element. In

general, installation of a Solar Energy Device is limited to the roof of a residential building constituting a Unit, as defined within the Declaration.

1-D. Roof Installation. A Solar Energy Device may be installed on the roof of a residential building constituting a Unit if it is installed in full compliance with all of the following requirements:

(1) Unless expressly approved by the Association in writing, the Solar Energy Device may not be extended higher than or beyond the roofline, the Solar Energy Device must conform to the slope of the roof, and the top edge of the Solar Energy Device must be parallel to the roofline.

(2) The color of the Solar Energy Device's frame, support bracket, and visible piping or wiring must be silver, bronze or black tone commonly available in the marketplace; and

(3) The Solar Energy Device must be installed on a portion of the roof designated by the Architectural Control Committee, which would generally be a portion of the roof that is not readily visible from a street or common area. A property owner may install a Solar Energy Device in a location on the roof other than the location designated by the Association only if installation of the Solar Energy Device at such alternative location will increase the estimated annual energy production of the Solar Energy Device by more than ten percent (10%), as determined by using a publicly available modeling tool provided by the National Renewable Energy Laboratory.

1-E. Prohibited Installations. A property owner may not install a Solar Energy Device in a manner that, as installed, would violate material warranties. A property owner is also prohibited from installing a Solar Energy Device that has been held by a court to violate a law or threaten public health and safety.

WHEREAS, the Board desires to adopt the Parke at Travis Country Condominiums Rules and Regulations (hereinafter referred to as the "**Rules**").

WHEREAS, Chapter 202 of the Texas Property Code (the "**Code**") authorizes the Association to adopt certain dedicatory instrument provisions to impose certain limited permitted regulations for the installation, placement and/or display of solar panels; and

WHEREAS, Texas Property Code Chapter 202 further requires associations to file all dedicatory instruments as defined in the Texas Property Code in the official public records of the county or counties wherein they are located.

NOW, THEREFORE, BE IT RESOLVED that the following Rules are hereby ratified and adopted by the Board of the Association to be recorded in the Official Public Records of Travis County, Texas.

IN WITNESS WHEREOF, the undersigned has executed this Certification as Secretary on behalf of the Association to be effective upon recording of this document.

Executed this the 15th day of May, 2020.

THE PARKE AT TRAVIS COUNTRY
CONDOMINIUM OWNERS ASSOCIATION, INC.

By: W Thad Holt
Name: W. Thad Holt
Title: Secretary

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This instrument was subscribed and affirmed before me on this the 15th day of MAY, 2020, by W. THAD HOLT, Secretary of the Board of Directors of The Parke at Travis Country Condominium Owners Association, Inc. on behalf of said Association.

CHERYL METCALF
Notary Public, State of Texas
Comm. Expires 08-24-2021
Notary ID 189846-9

Notary Public in and for the
State of Texas

AFTER RECORDING PLEASE RETURN TO:
Gregory S. Cagle
CAGLE PUGH
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