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**SUGAR MILL COMMUNITY ASSOCIATION, INC.
GUIDELINES FOR CERTAIN ROOFING MATERIALS**

STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF FORT BEND §

WHEREAS, Sugar Mill Community Association, Inc. ("Association"), comprised of residential subdivisions in Fort Bend County, Texas, is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the various sections of the subdivision (referred to collectively as "Declarations"); and

WHEREAS, Chapter 202 of the Texas Property Code was amended effective June 17, 2011, to amend Section 202.011 (hereinafter referred to as Section 202.011) thereto addressing the regulation of certain roofing materials; and

WHEREAS, the Board of Directors of the Association ("Board") has determined that in connection with maintaining the aesthetics and architectural harmony of the subdivision, and to provide clear and definitive guidance regarding certain roofing materials therein, it is appropriate for the Association to adopt guidelines regarding certain roofing materials within the subdivision.

NOW, THEREFORE, the Board has duly adopted the following Guidelines for Certain Roofing Materials.

1. All buildings shall be roofed with composition shingles unless otherwise approved in writing by the Architectural Control Committee ("Committee"). All roofing materials must be approved by the Committee prior to installation. Wood shingles are specifically prohibited for safety reasons.
2. Composition shingles must weigh at least 230 pounds per square and have a stated warranty of at least 25 years. Shingles must have a laminated design. Three-tab shingles are specifically prohibited except for use as a starter and/or cap rows.
3. Roof shingles must be dark brown or dark gray tones. Light brown, light gray, blue, green, red and white colors are not allowed.
4. Roof overlays are not allowed. Prior to roofing, all existing materials must be removed down to clean decking. Any damaged or deteriorated decking must be replaced.
5. Ridge vents are encouraged to improve ventilation, reduce attic temperature and reduce cooling costs, but are not required.
6. All roof protrusions, such as vents or roof jacks, must be painted to match the

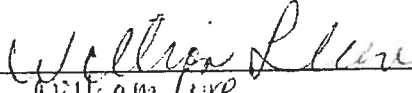
shingles.

7. Subject to Section 8 below and with prior written approval from the Committee, an owner may install shingles ("Alternative Shingles") which are designed primarily to:
 - a. be wind and hail resistant; or
 - b. provide heating and cooling efficiencies greater than traditional composition shingles; or
 - c. provide solar energy capture capabilities.

8. Once installed, any Alternative Shingles must:
 - a. resemble the shingles used or authorized to be used on other structures within the Subdivision; and
 - b. be more durable than, and of equal or superior quality to, the shingles used or authorized to be used on other structures within the Subdivision; and
 - c. match the aesthetics of properties surrounding the owner's property.

These Guidelines are effective upon recording in the Public Records of Real Property of Fort Bend County, Texas, and supplement any guidelines for roofing materials which may have previously been in effect. Except as affected by Section 202.011 and/or by these Guidelines, all other provisions contained in the Declarations or any other dedicatory instrument of the Association shall remain in full force and effect.

Approved and adopted by the Board on this 19th day of March, 2012.

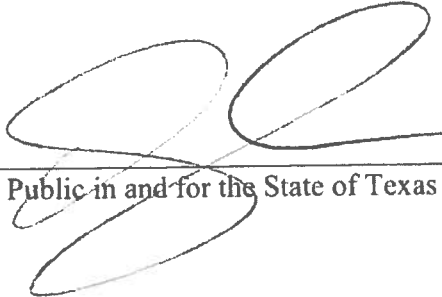


William Cure, President [printed name]
Sugar Mill Community Association, Inc.

STATE OF TEXAS §
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COUNTY OF FORT BEND §

Before me, the undersigned authority, on this day personally appeared William Cure, President of Sugar Mill Community Association, Inc., a Texas non-profit corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that s/he has executed the same as the act of said corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 19th day of March, 2012.



Notary Public in and for the State of Texas



FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dianne Wilson

2012 May 14 12:29 PM

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CR1 \$19.00

Dianne Wilson COUNTY CLERK

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