

**LAKE SHADOWS CIVIC LEAGUE AMENDED AND RESTATED  
GUIDELINES FOR ROOFING MATERIALS**

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

WHEREAS, the Board of Directors (the “Board”) of Lake Shadows Civic League, Inc., (the “Association”) a Texas nonprofit corporation, is charged with administering and enforcing, among other restrictions and covenants, restrictive covenants contained in the Deed Restrictions (herein so called) applicable to the Lake Shadows Subdivision recorded in the Official Public Records of Harris County, Texas (the “Official Public Records”);

WHEREAS, the Board previously adopted that certain roofing guidelines policy as set forth in instrument entitled “Lake Shadows Civic League Guidelines for Roofing Materials” recorded on December 29, 2011, in the Official Public Records of Harris County, Texas, under Clerk’s File No. 20110543994 (the “Previous Roofing Guidelines”);

WHEREAS, Section 202.011 of the Texas Property Code governs the regulation of roofing materials, the Board has determined that in connection with maintaining the aesthetics and architectural harmony of the community, and to provide clear and definitive guidance regarding roofing materials therein, that it is appropriate for the Association to adopt these amended and restated guidelines for roofing materials;

WHEREAS, the Bylaws of the Association provide that a majority of the members of the Board shall constitute a quorum for the transaction of business and that the action of a majority of the members of the Board at a meeting at which a quorum is present is the action of the Board; and

WHEREAS, the Board held a special meeting on June 13, 2025 (the “Adoption Meeting”) at which at least a majority of the members of the Board were present and duly passed the Amended and Restated Guidelines for Roofing Materials set forth below.

NOW, THEREFORE, to give notice of the matters set forth herein, the undersigned, being the President of the Association, does hereby certify that at the Adoption Meeting, at least a majority of the members of the Board were present and the Board duly adopted the following Amended and Restated Guidelines for Roofing Materials. The Amended and Restated Guidelines for Roofing Materials is effective upon recordation of this Certificate in the Official Public Records, and supplements and/or replaces, as the case may be any policy or policies regarding roofing guidelines (including but not limited to the Previous Roofing Guidelines) which may have previously been in effect for the community, unless such, policy or policies are in conflict with the Amended and Restated Roofing Guidelines, in which case the terms of the Amended and Restated Roofing Guidelines will control. In the event that the Amended and Restated Guidelines is in conflict with any applicable Deed Restrictions, the Deed Restrictions will control. The Amended and Restated Roofing Guidelines are as follows:

RP-2025-229137

## **GUIDELINES FOR ROOFING MATERIALS**

1. All structures, other than detached metal storage buildings, shall be roofed with either composition shingles, tile, slate or standing seam metal which are applied in accordance with the manufacturer's specifications with the written approval of the Lake Shadows Architectural Control Committee (the "ACC"). Wood Shingles are specifically prohibited for safety reasons. A structure may only have one single type and style of roofing material that shall cover the entirety of the roof.
2. Three-tab shingles are expressly prohibited except for use as a starter and cap rows.
3. Only metal roofs with concealed fasteners shall be installed on any residential structure.
4. Corrugated metal is expressly prohibited.
5. All roof protrusions, such as vents, roof jacks, must be painted to match the shingles.
6. Subject to subsection 6.2 below and with advance written approval from the Lake Shadows A.C.C., an owner may install shingles ("Alternative Shingles") that:
  1. Are primarily designed to:
    - a. be wind and hail resistant;
    - b. provide heating and cooling efficiencies greater than those provided by customary composite shingles; or
    - c. provide solar energy capture capabilities; and
  2. when installed:
    - a. resemble the shingles used or otherwise authorized for use on property in the subdivision;
    - b. are more durable than and are of equal or superior quality to the shingles described in the restrictive covenants, bylaws, or similar instruments governing the administration of the League; and
    - c. match the aesthetics of the property surrounding the owner's property.

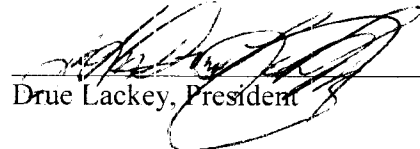
All roofing on residential structures shall be of an 'earthtone' color. Final approval of roofing color shall rest with the ACC.

This policy is effective upon recording in the Official Public Records of Harris County, Texas. Except as effected by Section 202.011 of the Texas Property Code and/or these guidelines, all other provisions contained in the Declarations, or any other dedicatory instruments shall remain in full force and effect.

EXECUTED on the date of the acknowledgment.

Lake Shadows Civic League, Inc., a Texas  
nonprofit corporation

By:

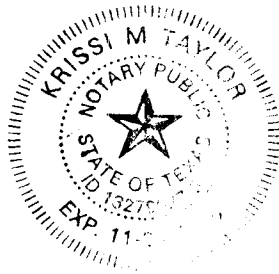
  
Drue Lackey, President

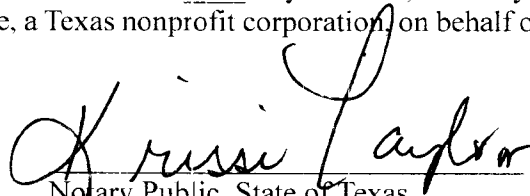
STATE OF TEXAS

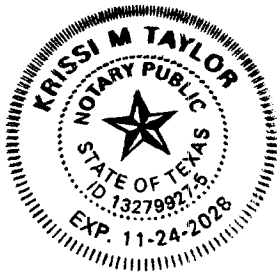
§  
§  
§

COUNTY OF HARRIS

This instrument was acknowledged before me on the 13<sup>th</sup> day of June, 2025 by Drue Lackey, President of Lake Shadows Civic League, a Texas nonprofit corporation, on behalf of said corporation.



  
Notary Public, State of Texas



Return to:  
Lake Shadows Civic League  
P.O. Box 642  
Crosby, Texas 77532

Lake Shadows Civic League  
Amended and Restated Roofing Guidelines | 3

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# Pages 4  
06/16/2025 08:52 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$33.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically  
and any blackouts, additions or changes were present  
at the time the instrument was filed and recorded.

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.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

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