

**RESOLUTION OF
OUTPOST ESTATES CIVIC CLUB INCORPORATED**
*Regarding Ratification of
Policy Regarding Solar Energy Devices for the Purpose of Filing
in the County Real Property Records*

DATED:, _____, _____, 2026.

STATE OF TEXAS §

§

COUNTY OF HARRIS §

I, _____, the _____ of **OUTPOST ESTATES CIVIC CLUB INCORPORATED** (the "Association"), do hereby certify that at a regular meeting of the Board of Directors of the Association held on _____, 2026, with a quorum present and remaining throughout, and being duly authorized to transact business, the following resolution for the ratification of the Policy Regarding Solar Energy Devices for the purposes of filing in this County's Real Property Records, was duly made and approved.

WHEREAS, the Association is a Texas non-profit corporation governed by the Texas Property Code;

WHEREAS, the Policy Regarding Solar Energy Devices attached hereto as Exhibit "A", is hereby ratified for the purpose of filing in this County's Real Property Records;

IT IS, HEREBY, RESOLVED that **OUTPOST ESTATES CIVIC CLUB INCORPORATED** adopts this formal resolution for the purpose of filing the aforementioned document in this County's Real Property Records.

Dated: _____, _____,

STATE OF TEXAS §

§

COUNTY OF HARRIS §

ACKNOWLEDGMENT

This instrument was acknowledged before me on the ____ day of _____, 2026, by _____ as _____ of **OUTPOST ESTATES CIVIC CLUB INCORPORATED**, on behalf of said corporation.

Notary Public in and for the State of Texas

EXHIBIT "A"

I. POLICY REGARDING SOLAR ENERGY DEVICES

1. A "Solar Energy Device" has the meaning assigned by Section 171.107 of the Texas Tax Code. Pursuant to Tex. Prop. Code 202.010(a)(2), this term expressly includes solar roof tiles.
2. Subject to the restrictions below, a property owner within the Association may, at their own cost, install, maintain and utilize one or more Solar Energy Device(s) for the purpose of providing heating or cooling or to produce electrical or mechanical power by collecting and transferring solar-generated energy.
3. Restrictions on Installation, Maintenance and Use of Solar Energy Devices
 - a. No owner may install, maintain or use a Solar Energy Device that, as determined by a court of competent jurisdiction, threatens the public health or safety, or violates a law.
 - b. No owner may install a Solar Energy Device on the property owned or maintained by the Association, including but not limited to general common elements or limited common elements.
 - c. No owner may install a Solar Energy Device on the property owned in common by the members of the Association, including but not limited to general common elements or limited common elements.
 - d. A Solar Energy Device installed upon the owner's own property may only be installed:
 - i. On the roof of the owner's home; or
 - ii. In a fenced yard or patio owned and maintained by the property owner.
 - e. Roof-mounted Solar Energy Devices must not:
 - i. Extend higher than or beyond the roofline;
 - ii. Fail to conform to the slope of the roof;
 - iii. Include a top edge that is not parallel to the roofline;
 - iv. Include a frame, support bracket or visible piping or wiring in a color other than silver, bronze or black

- f. Solar Energy Devices located in a fenced yard or patio owned or maintained by the property owner must not:
 - i. Extend beyond or above the fence line;
- g. No Solar Energy Device, regardless of location or type, may void material warranties, as installed.
- h. Owner must submit an ACC application to the Association prior to the installation, maintenance or use of any Solar Energy Device, regardless of location or type. Procedures for approval will conform with those procedures already in place pursuant to Texas Property Code § 202, *et seq.*
- i. The Association retains the right to withhold approval of any Solar Energy Device if, in the written opinion of the Association, the placement of the 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 Association shall be the sole and absolute arbiter to determine whether a proposed Solar Energy Device constitutes such a condition, save and except that the written approval of all homeowners adjacent to the proposed Device shall create a rebuttable presumption that such a condition does not exist.