

**THIRD SUPPLEMENTAL
NOTICE OF DEDICATORY INSTRUMENTS
for
RIVERWALK PROPERTY OWNERS ASSOCIATION**

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

The undersigned, being the authorized representative of Riverwalk Property Owners Association, a property owners' association as defined in Section 202.001 of the Texas Property Code (the "Association"), hereby supplements the "Notice of Dedicatory Instruments for Riverwalk Property Owners Association" ("Notice") recorded in the Official Public Records of Real Property of Montgomery County, Texas on February 20, 2015 under Clerk's File No. 2015015197, the "First Supplemental Notice of Dedicatory Instruments for Riverwalk Property Owners Association" ("First Supplemental Notice") recorded in the Official Public Records of Real Property of Montgomery County, Texas on February 3, 2016 under Clerk's File No. 2016009104, and the "Second Supplemental Notice of Dedicatory Instruments for Riverwalk Property Owners Association" ("Second Supplemental Notice") recorded in the Official Public Records of Real Property of Montgomery County, Texas on October 27, 2017 under Clerk's File No. 2017097195, which Notices were filed for record for the purpose of complying with Section 202.006 of the Texas Property Code.


Additional Dedicatory Instrument. In addition to the Dedicatory Instruments identified in the Notice, the First Supplemental Notice and the Second Supplemental Notice, the following document is a Dedicatory Instrument governing the Association:

- **Solar Device Application Procedure for Riverwalk Property Owners Association.**

This Third Supplemental Notice is being recorded in the Official Public Records of Real Property of Montgomery County, Texas for the purpose of complying with Section 202.006 of the Texas Property Code. I hereby certify that the information set forth in this Third Supplemental Notice is true and correct and the document attached to this Third Supplemental Notice is a true and correct copy of the original.

Executed on this 8th day of November, 2017.

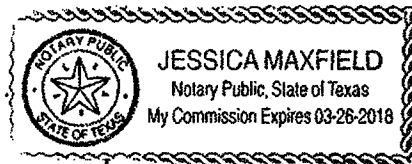
RIVERWALK PROPERTY OWNERS ASSOCIATION

By: 
Eric B. Tonsul, authorized representative

THE STATE OF TEXAS §
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COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 8th day of November, 2017 personally appeared Eric B. Tonsul, authorized representative of Riverwalk Property Owners Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.

Jessica Maxfield
Notary Public in and for the State of Texas



Notary ID# 12976163-0

SOLAR DEVICE APPLICATION PROCEDURE
for
RIVERWALK PROPERTY OWNERS ASSOCIATION

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

I, Glen Hollis, Secretary of Riverwalk Property Owners Association, (the "Association"), do hereby certify that at a meeting of the Board of Directors of the Association (the "Board") duly called and held on the 20th day of May, 2017, with at least a quorum of the Board being present and remaining throughout, and being duly authorized to transact business, the following "Solar Device Application Procedure for Riverwalk Property Owners Association" was duly approved by a majority vote of the members of the Board in attendance:

RECITALS:

1. Chapter 202 of the Texas Property Code was amended to add sections relating to rain barrels and rain harvesting systems, solar energy devices, storm and energy efficient shingles, flags, and religious items.
2. The Board of Directors of the Association desires to adopt procedures relating to the installation of solar energy devices consistent with the applicable provisions in Chapter 202 of the Texas Property Code.

PROCEDURE:

Applicants need to provide the following when applying for solar devices:

- Plat clearly showing location of devices (roof or ground) accompanied with clear photos, elevations (front, back, side and top) indicating exact location of the devices, size of devices, number of devices.
- Devices placed on roof, placement must adhere to the Riverwalk Property Owners Association Guidelines from Solar Energy Devices (5 a, b, c, d, e, f) [http://www.riverwalkpoa.com/ing/corp-docs/Guidelines for Solar Energy Devices.pdf](http://www.riverwalkpoa.com/ing/corp-docs/Guidelines%20for%20Solar%20Energy%20Devices.pdf) and Texas Property Code 202.010 <http://www.statutes.legis.state.tx.us/StatutesByDate.aspx?code=PR&level=SE&value=202.010&date=5/13/2015>.
- Devices located in a fenced yard or patio must include device measurement height from the bottom of the device to the highest point of the device (based on actual tilt/positioning of device).

- Devices located in a fence yard or patio must include a concealment plan that screens the entire height of device, per Riverwalk Property Owners Association Guidelines from Solar Energy Devices (6) [http://www.riverwalkpoa.com/img/corp-docs/Guidelines for Solar Energy Devices.pdf](http://www.riverwalkpoa.com/img/corp-docs/Guidelines%20for%20Solar%20Energy%20Devices.pdf) and Texas Property Code 202.010 <http://www.statutes.legis.state.tx.us/StatutesByDate.aspx?code=PR&level=SE&value=202.010&date=5/13/2015>.
- Devices located in a fenced yard or patio must not be placed on an Easement and must stay within the properties' build lines (i.e., 200 feet from water if on a water property, 15 feet from build lines)
- Written approval by adjoining property owners. If attempts to get approvals from adjoining property owners have resulted in no response (no response within 30 days), proof of attempt is required, and an ACC site visit will be scheduled.
- Six (6) consecutive months of energy bills with address and name indicating total energy consumption. NOTE: account numbers can be redacted.
- Type of solar device (pamphlet)

In addition to the above requirements, if applicant is utilizing Texas Property Code 202.010, Section 5(b), applicant must obtain a 3rd party report proving that location increases production by ten percent (10%). Upon approval of Solar Device application, applicant/home owner is responsible for maintenance and must comply with all regulations within Texas Property Code 202.010 and Riverwalk Property Owners Association Guidelines for Solar Energy Devices, to include, but not limited to:

- Installed devices may not:
 - threaten public health or safety; or
 - violate any law; or
 - substantially interfere with the use and enjoyment of land by causing unreasonable discomfort or annoyance to any adjoining property owners.
- All devices must be maintained in good repair. Unused or inoperable devices must be removed and properly disposed of.

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I hereby certify that I am the duly elected, qualified and acting Secretary of the Association and that the foregoing Solar Device Application Procedure for Riverwalk Property Owners Association was approved by a majority vote of the Board of Directors as set forth above and now appears in the books and records of the Association, to be effective upon recording in the Official Public Records of Real Property of Montgomery County, Texas.

TO CERTIFY which witness my hand this the 6 day of June, 2017.

RIVERWALK PROPERTY OWNERS ASSOCIATION,

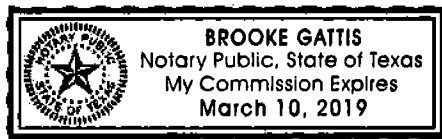
By: Glen R. Hollis

Printed: Glen R. Hollis

Its: Secretary

THE STATE OF TEXAS §
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COUNTY OF MONTGOMERY §

BEFORE ME, the undersigned notary public, on this 6 day of June, 2017 personally appeared Glen Hollis, Secretary of Riverwalk Property Owners Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and in the capacity therein expressed.



Bgattis
Notary Public in and for the State of Texas

E-FILED FOR RECORD

11/08/2017 03:07PM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number sequence on the date and time stamped herein by me and was duly e-RECORDED in the Official Public Records of Montgomery County, Texas.

11/08/2017



County Clerk
Montgomery County, Texas