

Certified Resolution of the Board of Directors of Canyon Creek Homeowners' Association, Inc. Concerning the Installation of Metal Roofs

The undersigned, Mark Weaver, as the duly elected, qualified and acting President of the Canyon Creek Homeowners' Association, Inc., a Texas nonprofit corporation, hereby certifies on behalf of the Association that the resolution set forth below was duly adopted by the Board of Directors of the Association (the "Board") at the meeting of the Board held on JULY 16, 2018.

WHEREAS, Canyon Creek is a real estate development located in Travis County, Texas (hereinafter the "Subdivision");

WHEREAS, the Canyon Creek Homeowners' Association, Inc. (hereinafter the "Association") is a property owners association established by, and governed through, the Second Restatement of Canyon Creek Master Declaration of Covenants, Conditions and Restrictions recorded in Volume 13149, Page 1023 of the Real Property Records of Travis County, Texas (hereinafter the "Declaration"), for the purpose of governing the Subdivision;

WHEREAS the Board of Directors (the "Board") and the Architecture Review Committee (the "ARC") desire to establish specific guidelines and promote the uniform installation and use of metal roofs;

WHEREAS, restriction 1.3 Roofing Material of the Supplemental Declarations for Sections 17c, 29, 22, 23, 28, 34, 24, 30, 32 of the Bylaws of Canyon Creek (the "ByLaws") stipulates "... iii) any materials approved in writing by the ARC, provided that the ARC will only approve roofing materials which are of high grade and quality and which are consistent with the exterior design, color and appearance of other improvements within the Property."; and

WHEREAS the restriction was reviewed by the Board on May 14th, 2018 and published to Members for review and comment.

BE IT RESOLVED that the Board of Canyon Creek Homeowners Association hereby unanimously allows for the installation of metal roofs provided the roofs are installed in compliance with the following provisions:

- I. Prior to the contracting for or the installation of any metal roof, the owner of the residence to which a metal roof will be installed, shall comply with Article 6.1 of the Declaration which requires that Plans and Specifications for the roof be submitted to and approved by the Architectural Review Committee.

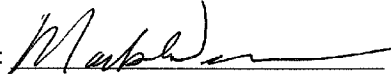
- II. The metal roof materials must be made of pre-finished steel, copper or similar durable metal alloys. Metal coatings must have a baked-on finish such as polyvinylidene fluoride or PVDF (such as brand names: Kynar 500/Hylar 5000). Except for damage repair, long term maintenance and minor installation touch-up, field painting of a metal roof is not allowed.
- III. The metal roof materials may be glossy but must have a non-glare finish. Shiny, reflective or high-luminance finishes are not allowed.
- IV. The metal roof materials must have a single earth tone color or finish (such as grey, brown, forest green or tan) or a non-corrosive natural metal color (such as copper or bronze). Black, white, yellow, orange, red, blue or other vivid or high-chrominance colors are not allowed. Acid etched (i.e. "forced rust") finishes must not be used.
- V. The metal roof material thickness must not be thinner than 24 gauge. Thicker gauge (i.e. 22 gauge) metal may be chosen at the members discretion which may be more hail resistant.
- VI. The metal roof materials must conform to high value metal roof shapes (such as "standing seam") or mimic the appearance of conventional dimensional asphalt shingles. Corrugated or "D-panel" shaped material must not be used.
- VII. The metal roof system must have a concealed fastener such as used by those used by standing seam metal roof systems.
- VIII. The metal roof installation must be performed by a licensed and bonded installer.

The use of any capitalized term herein, if not defined herein, shall have the meaning provided for said term in the Declaration.

IN WITNESS HEREOF, the undersigned has executed this Certificate as President on behalf of said Association to be effective as of AUGUST 24, 2018.

Executed this the: 24th day of August, 2018

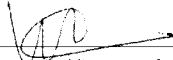
Canyon Creek Homeowners' Association, Inc.,
a Texas nonprofit corporation

By: 
Printed Name: Mark Weaver
Title: President

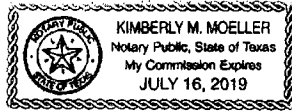
ACKNOWLEDGMENT

STATE OF TEXAS §
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COUNTY OF TRAVIS §

This instrument was acknowledged before me on August 24, 2018, by Mark Weaver, President of Canyon Creek Homeowners' Association, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.



Notary Public, State of Texas



AFTER RECORDING PLEASE RETURN TO:
Canyon Creek Homeowner's Association
C/O Spectrum Association Management
8303 North Mopac Expressway, Suite B120
Austin TX 78759



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana Debeauvoir

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

August 24 2018 02:49 PM

FEE: \$ 34.00 **2018135549**