

Longmire on Lake Conroe

Roofing and Shingle Policy

November 18, 2013

Roof shingles and roof components must be in accordance with the Declaration of Covenants, Conditions and Restrictions of Longmire on Lake Conroe (deed restrictions), the Architectural Control Guidelines and Regulations of Longmire on Lake Conroe Owner's Association for roofing materials (except as updated herein), and be approved by the Architectural Control Committee (Committee). Materials and installation thereof must be in compliance with local and national code requirements. Shingles must be installed in accordance to the manufacturer's specifications. In addition:

All buildings shall be roofed with "composition" shingles unless otherwise approved by the Committee. Shingles on boat houses, pergolas, gazebos, detached garages, etc., must match the main residence. Shingles must have a "laminated" design (also referred to as "architectural" or "dimensional") and have a stated warranty of at least 30 years. "Three-tab" shingles are specifically prohibited. Wood shingles are specifically prohibited for safety reasons.

Shingles and shingle color must be approved by the Committee. Shingle color must be dark brown or dark gray tones. Light brown, light gray, blue, green, red and white colors are not allowed.

An example of an acceptable shingle is GAF Timberline HD, or equal, in color choices of Weathered Wood, Barkwood, Charcoal, and Slate. Other shingles may also prove acceptable.

Painted steel accent roofing sections are acceptable when used in conjunction with, and painted to match the approved shingles used on the home.

Roof overlays (placing new shingles over the old ones) are not allowed. All old materials must be removed such that only clean decking remains. Any damaged or deteriorated decking must be removed and replaced.

With advance written approval by the Committee, "alternative" shingles may be allowed which are designed primarily to be wind and hail resistant, or provide greater cooling and heating efficiencies, or provide solar energy capture capabilities. Alternative shingles must resemble, be more durable to, and of equal or superior quality to, the shingles used or authorized on other structures within the Association. Alternative shingles must match the aesthetics of other properties surrounding the subject residence.

If previously approved for use on the same home, the existing shingle style, material, and color shall be acceptable when replacing all or a portion of the roof shingles.

All roof protrusions such as vents, vent stacks, roof jacks, and other roof items must be painted to match the shingles. Ridge vents are encouraged but not required.

On new homes and new home additions, the exterior encasement of fireplace chimneys must be of masonry construction (stucco, stone, or brick) including that portion which extends above the roof.

CORPORATE CERTIFICATE
LONGMIRE ON LAKE CONROE PROPERTY OWNER'S ASSOCIATION

The undersigned certifies that he is the Attorney-in-Fact for Longmire on Lake Conroe Property Owner's Association (the "Association"). The Association is the property owners' association for Longmire on Lake Conroe Sections One, Two and Three, a subdivision in Montgomery County, Texas, according to the maps or plats thereof recorded in the Map Records of Montgomery County, Texas (the "Subdivision").

The Association is a Texas non-profit corporation, and attached to this certificate is a true and correct copy of Longmire on Lake Conroe Property Owner's Association's ROOFING AND SHINGLE POLICY (November 18, 2013).

Signed this 26th day of November, 2013.

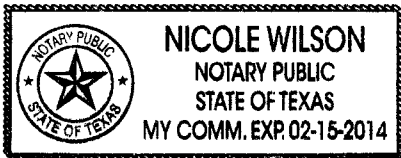
**LONGMIRE ON LAKE CONROE PROPERTY
OWNER'S ASSOCIATION**

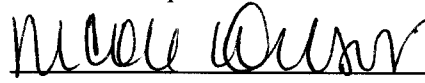
By: 
BRYAN P. FOWLER, Attorney-in-Fact

STATE OF TEXAS §

COUNTY OF MONTGOMERY §

SWORN TO AND SUBSCRIBED BEFORE ME on the 26th day of November, 2013, by BRYAN P. FOWLER, Attorney-in-Fact for LONGMIRE ON LAKE CONROE PROPERTY OWNER'S ASSOCIATION, a Texas non-profit corporation, on behalf of said corporation.

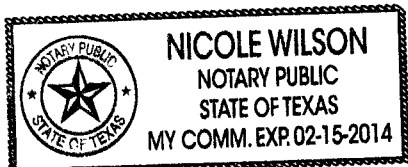



NOTARY PUBLIC, State of Texas

THE STATE OF TEXAS §

COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the 26th day of November, 2013, by BRYAN P. FOWLER, Attorney-in-Fact for LONGMIRE ON LAKE CONROE PROPERTY OWNER'S ASSOCIATION, a Texas non-profit corporation, on behalf of said corporation.




NOTARY PUBLIC, State of Texas


AFTER RECORDING RETURN TO:

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PI145-2013128834-3

FILED FOR RECORD

12/02/2013 3:59PM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF MONTGOMERY

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

12/02/2013



County Clerk
Montgomery County, Texas