

*Mary Louise Garcia* Mary Louise Garcia

**FIRST SUPPLEMENT TO THE  
CERTIFICATE AND MEMORANDUM OF RECORDING  
OF DEDICATORY INSTRUMENTS  
FOR  
HARMON RANCH HOMEOWNER'S ASSOCIATION, INC.  
[Solar Panel Guidelines]**

STATE OF TEXAS           §  
                                  §       **KNOW ALL MEN BY THESE PRESENTS:**  
COUNTY OF TARRANT   §

**THIS FIRST SUPPLEMENT TO THE CERTIFICATE AND MEMORANDUM OF  
RECORDING OF DEDICATORY INSTRUMENTS FOR HARMON RANCH  
HOMEOWNER'S ASSOCIATION, INC. (this "First Supplement") is made this 9th day of  
August, 2017, by Harmon Ranch Homeowner's Association, Inc. (the  
"Association").**

**WITNESSETH:**

**WHEREAS, BP 200 Fort Worth, Ltd., a Texas limited partnership ("Declarant"), recorded  
the Declaration of Covenants, Conditions, and Restrictions for Harmon Ranch on or about March  
29, 2007, as Document No. 207108674 of the Real Property Records of Tarrant County, Texas  
(the "Declaration"); and**

**WHEREAS, the Association is the property owners' association created by the Declarant  
to manage and govern the community association established by the Declaration, which  
association is more particularly described in the Declaration; and**

**WHEREAS, Section 202.006 of the Texas Property Code provides that a property owners'  
association must file each dedicatory instrument governing the association that has not been  
previously recorded in the real property records of the county in which the development is located;  
and**

**WHEREAS, on or about December 20, 2013, the Association filed a Certificate and  
Memorandum of Recording of Dedicatory Instruments for Harmon Ranch Homeowners  
Association as Document No. D213318859 of the Real Property Records of Tarrant County, Texas  
(the "Certificate"); and**

**WHEREAS, the Association desires to supplement the Certificate with the dedicatory  
instrument attached hereto as Exhibit "A", pursuant to and in accordance with Section 202.006  
of the Texas Property Code.**

**NOW, THEREFORE, the dedicatory instrument attached hereto as Exhibit "A" is a true  
and correct copy of the original and is hereby filed of record in the Real Property Records of  
Tarrant County, Texas, in accordance with the requirements of Section 202.006 of the Texas  
Property Code.**

IN WITNESS WHEREOF, the Association has caused this First Supplement to be executed by its duly authorized agent as of the date first above written.

HARMON RANCH HOMEOWNER'S  
ASSOCIATION, Inc.,  
a Texas non-profit corporation

By: [Signature]  
Name: Keith Hardesty  
Title: President

**ACKNOWLEDGMENT**

STATE OF TEXAS       §  
                                  §  
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared Keith Hardesty, President of Harmon Ranch Homeowner's Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed the same for the purposes and consideration therein expressed on behalf of said corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this 9 day of August, 2017.



C. Calguire  
Notary Public, State of Texas  
4/16/18  
My Commission Expires

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**Exhibit "A"**

**Solar Panel Guidelines**

## **Harmon Ranch Homeowners Association Inc.**

### **Solar Panel Guidelines**

In order to comply with Section 202.010 of the Texas Property Code, the Board of Directors of Harmon Ranch Homeowner's Association, Inc. (the "Association") hereby adopts the following Solar Panel Guidelines.

These guidelines apply to solar energy devices ("Solar Panels") as defined in Section 202.010 of the Texas Property Code. A Solar Panel means a system or series of mechanisms designed primarily to provide heating or cooling or to produce electrical or mechanical power by collecting and transferring solar - generated energy. The term includes a mechanical or chemical device that has the ability to store solar - generated energy for use in heating or cooling or in the production of power.

Such Solar Panels may only be installed with advance written approval of the Association's Architectural Control Committee subject to these guidelines and must meet all governing building codes.

Solar Panels may only be installed on designated locations on the roof of a residence, on any structure allowed under the Declarations, or within any fenced rear-yard or fenced-in patio of the Owner's Lot.

If located on a roof of a residence, Solar Panels shall be located on the portion of the roof not facing the fronting street unless the Owner demonstrates that the location proposed by the Owner increases the estimated annual energy production of the Solar Panels, as determined by using a publicly available modeling tool provided by the National Renewable Energy Laboratory, by more than 10 percent above the energy production of the Solar Panels if located in an area on the roof requested by the Association.

If located on the roof of a residence, Solar Panels and any of the installation components shall:

- a. Not extend higher than or beyond the roofline;
- b. Conform to the slope of the roof;
- c. Have a top edge that is parallel to roof line; and
- d. Have a frame, support bracket, or visible piping or wiring that is, in an effort to blend with the current roofing material, a bronze or black tone commonly available in the marketplace.

- e. Not be on the front of the residence facing the street, unless demonstrated by the Owner that the location of the proposed panels increase the estimated annual energy production by the National Renewable Energy Laboratory by more than 10 percent above the energy production.
- f. Owner must obtain written approval from the owners of adjacent Lots, and provide all approvals received by the Owner.
- g. Owner must supply a picture of a home where the Owner's proposed contractor recently installed similar Solar Panels

If located in the fenced rear-yard or patio on the Lot, Solar Panels shall not be taller than the fence line and not be seen from the fronting street.

Regardless of the proposed location of the Solar Panels, Owners requesting approval from the Association Architectural Control Committee shall also adhere and agree to the following:

Owner, to the extent reasonably practical, shall obtain the written approval of the proposed placement for the Solar Panels by all owners of the adjoining Lots and such approval shall be included in the application to the Association's Architectural Control Committee.

Any installation of Solar Panels which voids material warranties is not permitted and will be cause for the Solar Panels to be removed by the Owner.

Solar Panels must be properly maintained at all times or removed by the Owner.

Solar Panels which become non-functioning or inoperable for a period of thirty days or more must be removed by the Owner.

Solar Panels are prohibited if a Court determines that the installation thereof violates any law or threatens the public health or safety.

Owner shall include the name, license number, and contact information of the company conducting the installation on the architectural review application.

Owner shall provide the Association's Architectural Control Committee with copies of all applicable building permits by the City of Fort Worth, if one is required. At minimum, Owner shall provide copies of the original building permit (if required by the City of Fort Worth)

and the final inspection approving the installation of the project (if required by the City of Fort Worth).

The Architectural Control Committee shall approve the proposed installation of the Solar Panels if it meets all requirements contained herein unless the Architectural Control Committee determines in writing, that the placement of the Solar Panels as proposed by the 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, being adjoining owners.

**IT IS THEREFORE RESOLVED** that these Solar Panel Guidelines are effective upon adoption and recordation hereof, to remain in force and effect until revoked, modified or amended.

This is to certify that the foregoing resolution was adopted by the Board of Directors at a meeting of same on \_\_\_\_\_, and has not been modified, rescinded, or revoked.

  
\_\_\_\_\_  
Keith Hardesty, President  
Harmon Ranch Homeowner's Association, Inc.

Date: 7/26/17