

**RESOLUTION
OF THE BOARD OF DIRECTORS OF
PRINCETON CROSSROADS HOMEOWNERS ASSOCIATION, INC.**

WHEREAS, Princeton Crossroads is a residential subdivision located in Collin County, Texas (the “**Subdivision**”) and Princeton Crossroads Homeowners Association, Inc. (the “**Association**”) is a property owners association made up of owners of the lots in the Subdivision;

WHEREAS, the Association is subject to those certain Bylaws of Princeton Crossroads Homeowners Association, Inc. recorded on October 7th, 2019 as Document No. 20191007001253910 of the Official Public Records of Real Property of Collin County, Texas (the “**Bylaws**”);

WHEREAS, pursuant to Article IV(C)(1) of the Bylaws the Board of Directors is granted all powers vested in the Association, including the power to manage the affairs of the Association; and

WHEREAS, the Board of Directors wishes to adopt the Records Production and Copying Policy, Document Retention Policy, Payment Plan Policy, Guidelines for Display of Flags, Guidelines for Solar Energy Devices, Guidelines for Rainwater Recovery Systems, and Guidelines for Display of Certain Religious Items attached hereto and incorporated herein as exhibits hereto.

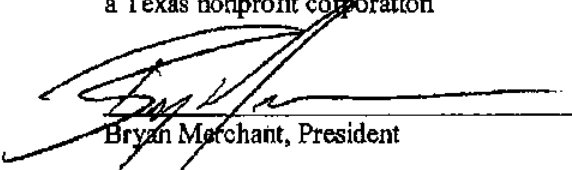
NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors that in order to ensure the business and affairs of the Association and the welfare of the members of the Association, the Association establishes the following policies: Records Production and Copying Policy, Document Retention Policy, Payment Plan Policy, Guidelines for Display of Flags, Guidelines for Solar Energy Devices, Guidelines for Rainwater Recovery Systems, and Guidelines for Display of Certain Religious Items attached hereto and incorporated herein as exhibits hereto as policies and guidelines governing the Association.

[SIGNATURE PAGE TO FOLLOW]

EXECUTED this 11th day of October, 2019.

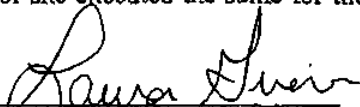
ASSOCIATION:

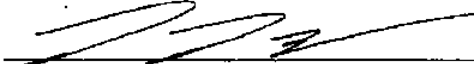
PRINCETON CROSSROADS HOMEOWNERS ASSOCIATION, INC.,
a Texas nonprofit corporation

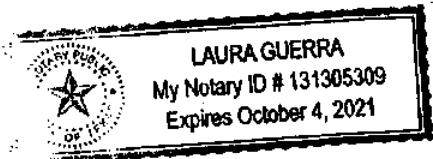

Bryan Merchant, President

STATE OF TEXAS §
 §
COUNTY OF Montgomery §

This instrument was acknowledged before me on the 3rd day of September, 2019 by Bryan Merchant, President of Princeton Crossroads Homeowners Association, Inc., a Texas nonprofit corporation, who acknowledged to me that he or she executed the same for the purposes set forth herein.

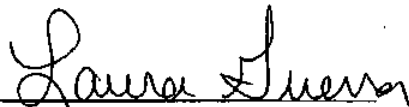

Notary Public, State of Texas

ACKNOWLEDGED:

Lucas Lansman, Secretary



STATE OF TEXAS §
 §
COUNTY OF Montgomery §

This instrument was acknowledged before me on the 3rd day of September, 2019 by Lucas Lansman, Secretary of Princeton Crossroads Homeowners Association, Inc., a Texas nonprofit corporation, who acknowledged to me that he or she executed the same for the purposes set forth herein.


Notary Public, State of Texas

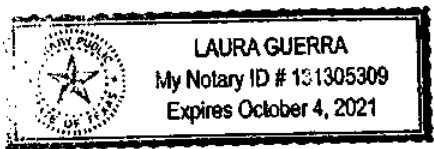


EXHIBIT E

GUIDELINES FOR SOLAR ENERGY DEVICES

WHEREAS, Princeton Crossroads Homeowners Association, Inc. (the “**Association**”) is charged with administering and enforcing that certain Declaration of Covenants, Conditions and Restrictions for Princeton Crossroads recorded on September 5th, 2019 as Document No. 20190905001091580 of the Official Public Records of Real Property of Collin County, Texas (the “**Declaration**”);

WHEREAS, Chapter 202 of the Texas Property Code was amended effective June 17, 2011, to add Section 202.010 thereto dealing with the regulation of solar energy devices; and

WHEREAS, the Board of Directors of the Association has determined that in connection with maintaining the aesthetics and architectural harmony of the community, and to provide clear and definitive guidance regarding solar energy devices therein, it is appropriate for the Association to adopt guidelines regarding solar energy devices within the community.

NOW, THEREFORE, the Board of Directors has duly adopted the following Guidelines for Solar Energy Devices within the community.

1. These guidelines apply to solar energy devices as defined in Section 171.107(a) of the Texas Tax Code (“**Devices**”). A solar energy device 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.
2. Such Devices may be installed with advance approval of the Architectural Control Committee (“**ACC**”) subject to these guidelines.
3. Any such Device must be installed on land or structures owned by the property owner. No portion of the Device may encroach on adjacent properties or common areas.
4. Such Devices may only be installed in the following locations:
 - a. on the roof of the main residential dwelling; or
 - b. on the roof of any other approved structure; or
 - c. within a fenced yard or patio.
5. For Devices mounted on a roof, the Device must:

- a. have no portion of the Device higher than the roof section to which it is attached; and
 - b. have no portion of the Device extend beyond the perimeter boundary of the roof section to which it is attached; and
 - c. conform to the slope of the roof; and
 - d. be aligned so that the top edge of the Device is parallel to the roof ridge line for the roof section to which it is attached; and
 - e. have a frame, brackets, and visible piping or wiring that is a color that matches the roof shingles or a silver, bronze or black tone commonly available in the marketplace; and
 - f. be located in a position on the roof which is least visible from any street or common area which does not reduce estimated annual energy production more than ten percent (10%), as determined by a publicly available modeling tool provided by the National Renewable Energy Laboratory (www.nrel.gov) or equivalent entity over alternative roof locations.
6. For Devices located in a fenced yard or patio, no portion of the Device may extend above the fence. If the fence is not a solid fence which blocks view of the Device, the ACC may require the Device be placed in a location behind a structure or otherwise require visual screening. The ACC may consider installation of Devices on properties without a fenced yard if there is adequate screening from public view from any street or common area.
7. All Devices must be installed in compliance with manufacturer's instruction and in a manner which does not void material warranties. Licensed craftsmen must be used where required by law. Permits must be obtained where required by law.
8. Installed Devices may not:
- a. threaten public health or safety; or
 - b. violate any law; or
 - c. substantially interfere with the use and enjoyment of land by causing unreasonable discomfort or annoyance to any adjoining property owner of ordinary sensibilities.
9. All Devices must be maintained in good repair. Unused or inoperable Devices must be removed if they can be seen from any street or common area.

10. The guidelines are effective upon recordation and supersede any guidelines for solar energy devices which may have previously been in effect. Except as affected by these guidelines, all other provisions contained in the Declaration or any other dedicatory instruments of the Association shall remain in full force and effect.