AFFIDAVIT FOR FILING DEDICATORY INSTRUMENTS

STATE OF TEXAS §
§ **KNOW ALL BY THESE PRESENT:**
COUNTY OF COMAL §

WHEREAS section 202.006 of the Texas Property Code requires that a property owners' association file its dedicatory instruments in the real property records of the county in which the property is located, and

WHEREAS the Briar Meadows Property Owners Association, Inc. is a property owners' association as the term is defined in the Texas Property Code and has property located in Comal County, Texas,

NOW THERFORE, true copies of the following dedicatory instruments of the Briar Meadows Property Owners Association, Inc. which have not been previously filed in the public records of Comal County are attached hereto, including:

- ***Membership Voting Policy***
- ***Solar Energy Device Guidelines***

FURTHER, other dedicatory instruments of the Briar Meadows Property Owners Association, Inc. have already been filed in the public records of Comal County as these documents supplement the previously filed documents.

SIGNED on this the 27th day of October, 2025.

Briar Meadows Property Owners Association, Inc.

By: Spectrum Association Management, L.P.

By: Shelby Welch
Shelby Welch
Spectrum Association Management, L.P.
Managing Agent

State of Texas §

County of Bexar §

This Instrument was acknowledged and signed before me on this 27 day of October, 2025 by Shelby Welch, representative of Spectrum Association Management, the Managing Agent for Briar Meadows Property Owners Association, Inc., on behalf of said association.

Max Ortiz
Notary Public, State of Texas

MAXIMINO ORTIZ
Notary ID #135524103
My Commission Expires
July 15, 2029

After Recording Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro, #318
San Antonio, TX 78232

Membership Voting Policy for the
Briar Meadows Property Owners Association, Inc.

STATE OF TEXAS §
§
COUNTY OF COMAL §

Pursuant to the Governing Documents of Briar Meadows Property Owners Association, Inc., (referred to as "Association") the Directors of the Briar Meadows Property Owners Association, Inc., a Texas non-profit corporation, adopt the following resolution:

This Membership Voting Policy for Briar Meadows Property Owners Association, Inc. (the "Policy") is adopted by the Briar Meadows Property Owners Association, Inc. (the "Association"), a Texas Non-Profit Corporation.

WHEREAS, membership voting is governed in whole or in part by Sections 209.0058, 209.0059, 209.00593 and 209.0054 of Texas Property Code (the "Voting Requirements"), and;

WHEREAS, pursuant to Section 209.00592 of the Texas Property Code was recently modified to require (at a minimum), members of a homeowners association be permitted to vote at a membership meeting by proxy, absentee ballot or electronic ballot.

WHEREAS, the Association may adopt policies and rules to help facilitate the provisions outlined in the Voting Requirements.

NOW THEREFORE, the Association hereby adopts a Membership Voting Policy as follows:

1.) The Association shall have the sole authority to promulgate all ballots, absentee ballots, proxy forms, electronic ballots or other instruments ("Voting Instruments") for use in Association wide votes or elections and the Association may not accept any other form of these instruments in connection with an Association vote or election.
2.) The Association may include copies of Voting Instruments for use in Association wide votes or elections in the notice of said meeting. Members shall otherwise be entitled to obtain from the Association copies of said unexecuted Voting Instruments.
3.) All Voting Instruments must be signed and dated by the member executing said instrument. Unsigned or undated instruments may be deemed invalid and may not be counted toward quorum and/or totals in a vote or election.
4.) Voting Instruments may be submitted to the Association electronically, by mail or in person not later than one business day prior to the election or vote to which they pertain. Voting Instruments may also be submitted at the meeting to which they pertain prior to the close of voting.
5.) Electronic submission of executed Voting Instruments may include e-mail submission or facsimile transmission of said Voting Instrument to the respective email address or fax number listed for such purpose on said instrument promulgated by the Association. Electronic submission of said Voting Instruments shall also include an electronic transmission made through a secured exchange available through the Association's website.

6.) Voting Instruments may also be mailed to the principal office address of the Association as listed on the Voting Instrument. If mailing, Voting Instruments must be received not later than one business day prior to the Election or Vote to which they pertain.
7.) Votes cast by proxy may only be cast in person by the proxy holder at the meeting for which said proxy is effective.
8.) Voting shall be permitted by proxy, absentee ballot or electronic ballot.

EFFECTIVE DATE: September 1, 2025

Authorized Board Member Signature: Robert J. Rowley
Robert J. Rowley (Oct 7, 2025 10:09:55 CDT)

Date: Oct 7, 2025

Solar Energy Device Guidelines for the
Briar Meadows Property Owners Association, Inc.

STATE OF TEXAS §
§
COUNTY OF COMAL §

Pursuant to the Governing Documents of Briar Meadows Property Owners Association, Inc., (referred to as "Association") the Directors of the Briar Meadows Property Owners Association, Inc., a Texas non-profit corporation, adopt the following resolution:

WHEREAS:

1. The Texas Property Code Chapter 202 Section 202.010 precludes associations from adopting or enforcing a complete prohibition on solar energy devices; and
2. Pursuant to Section 202.010 of the Texas Property Code, the Board of Directors is permitted to adopt certain limitations on solar energy devices.
3. Section 202.010 of the Texas Property Code includes solar roof tiles as a solar energy device under the statute.

BE IT RESOLVED THAT:

1. In order to comply with Section 202.010 of the Texas Property Code, the Board of Directors of the Association hereby repeals any and all prior restrictions on solar energy devices contained in any governing document of the Association, all prior restrictions and adopts the following guidelines to govern solar energy devices.
    a. Solar energy devices may be approved by the architectural review committee, but prior to installation written approval must be obtained from the architectural review committee;
    b. Unless there is supplied documentation stating that the energy production of the solar energy device will be compromised by more than ten percent, the solar energy device must be placed on the rear facing portion of the roof, or may be placed on the rear facing portion of another approved structure;
    c. The solar energy device may not be higher or wider than any flat portion of the roof with where it is attached. The top edge of the solar energy device must be parallel with the roofline, or if the roofline is at an angle, it must be parallel with the bottom portion of the roof. The solar energy device must also conform to the slope of the roofline;

d. If the solar energy device will be located anywhere on the lot other than the roof of the home, or other approved structure, the solar energy device must be located below the fence line;
e. The color of the solar energy device frames, brackets, wires and pipes must be included with the improvement request.

2. In the event of any conflict between these provisions and any solar energy device restrictions contained in any governing documents of the Association, including design guidelines, policies and the Declaration, this Solar Energy Device Policy controls.

EFFECTIVE DATE: September 1, 2025

Authorized Board Member Signature: Robert J. Rowley
Robert J. Rowley (Oct 7, 2025 10:09:55 CDT)

Date: Oct 7, 2025

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
10/29/2025 03:00:27 PM
TERRI 5 Pages(s)
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Bobbie Koepp