


MARY LOUISE NICHOLSON
COUNTY CLERK

**NOTICE OF FILING: ARCHITECTURAL GUIDELINE
FOR ROOFING MATERIALS
REM PARK H.A., INC.**

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

**THIS NOTICE OF DEDICATORY INSTRUMENT FILING FOR REM PARK H.A., INC.
("Notice") is made July 19, 2024 by REMINGTON PARK ("The Association")**

WITNESSETH:

WHEREAS, the Association is the property owners' association created to manage or regulate the planned development covered by the **Declaration of Covenants, Conditions and Restrictions for REM PARK H.A.**; and

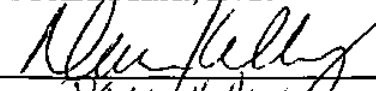
WHEREAS, Section 202.006 of the Texas Property Code provides that a property owners' association must file each dedicatory instrument governing the association that has not been previously recorded in the real property records of the county in which the planned development is located; and

WHEREAS, the Association desires to record the attached dedicatory instrument in the real property records of **TARRANT County**, Texas, pursuant to and in accordance with Section 202.006 of the Texas Property Code and for the purpose of providing public notice of the following dedicatory instrument affecting the owners of property within **REM PARK H.A.** subdivision ("Owner").

NOW THEREFORE, the architectural policy hereto as Exhibit "A" are originals and are 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 Notice to be executed by its duly authorized agent as of the date first written above.

REM PARK H.A., INC.

By: 
Name: Dawn Kelly
Title: Authorized Agent

ACKNOWLEDGMENT

STATE OF TEXAS

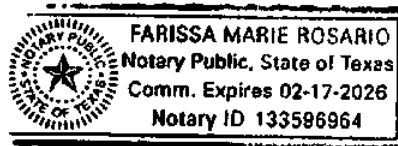
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Dawn Kelly, authorized agent of **REM PARK H.A., 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 purposed and consideration therein expressed on behalf of said corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this 19th day of July, 2024

Fariessa Marie Rosario



**Remington Park HOA
Architectural Guideline Policy – Roofing Materials**

Section 9.12 (a) of the original CCRs remains and does not change. As the technology of available roofing systems has changed since the original CCR's were written, this policy is intended to clarify the guidelines of approved roofing materials.

The CCRs state the following in the second paragraph of Section 9.12(a):

The buildings constructed on the Lots must have a composition roof (being Elk Prestique 2, Tamko Heritage or Timberline 30) and color must be weathered wood or antique slate with a thickness/weight of approximately 300# per square. Any other color or thickness/weight must be approved by the Architectural Control Committee. The Architectural Control Committee will only approve roofing materials which are of the highest grade and quality and which are consistent with the external design, color and appearance of other improvements within the subdivision

Clarifying Guideline Policy:

CCR: *The buildings constructed on the Lots must have a composition roof (being Elk Prestique 2, Tamko Heritage or Timberline 30)*

- Some of these brands/models are discontinued. What is important is not the specific brand/model specified in the CCRs but the fact these listed shingles are Architectural or Dimensional shingles to provide a more polished appearance than standard three-tab shingles.
- Composition roof is a vague term. Many varieties of new composite non-asphalt shingles are now available with high quality, appearance, and durability.

Clarifying Guideline:

Brand/Model: Any brand / model shingle may be used as long as it adheres to the stated CCR appearance examples – Must be Architectural or Dimensional shingles.

- Architectural design does include slate style roofs
- Basic three-tab shingles are specifically prohibited

Materials: Non-asphalt shingles are acceptable as long as they are a composite for durability and adhere to the Architectural or Dimensional appearance requirement under Brand/Model. This means that synthetic plastic/polymer shingles are acceptable.

- The following roof materials are specifically prohibited: Metal, Concrete, Clay tile, and Wood Shake.

CCR: *color must be weathered wood or antique slate. Any other color must be approved by the Architectural Control Committee*

- Weathered wood or antique slate are the preferred colors but many other colors have been approved for re-roofing jobs over the years – these colors were approved based on aesthetics and matching other properties in the area.

Clarifying Guideline: Any color may be proposed that is complimentary to the home brick color. If the color proposed is other than weathered wood or antique slate colors, approval of the color must be obtained from the Architectural Control Committee.

CCR: *with a thickness/weight of approximately 300# per square. Any other thickness/weight must be approved by the Architectural Control Committee.*

- Weight specification is out of date – with advances in the manufacturing technology of shingles since the original CCR's were written, there has been a significant decrease in the weight of shingles overall. Weight, as a general rule, does not indicate a better shingle.
- Today, Architectural (or laminated shingles) are built with a heavy base mat and a more refined type of asphalt than was used 30 years ago. The weight of the shingle has been reduced, and the quality has been increased.

Clarifying Guideline: Weight is irrelevant. Architectural or Dimensional shingles will be designed for the appropriate warranty period. The Architectural Control Committee does not need to consider weight specifications as long as the proposed shingle is of the highest grade and quality.

CCR: *The Architectural Control Committee will only approve roofing materials which are of the highest grade and quality and which are consistent with the external design, color and appearance of other improvements within the subdivision.*

No Clarification Needed