



**FIRETHORNE COMMUNITY ASSOCIATION, INC.'S
AMENDMENT TO THE MODIFICATION GUIDELINES
REGARDING SOLAR ENERGY DEVICES**

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Firethorne, a Texas nonprofit corporation, is filed with the Real Property Records of Fort Bend County, Texas, under Clerk's File No. 2005032616, along with any supplements or amendments thereto (collectively referred to as the "Declaration"); and

WHEREAS, the Firethorne Modifications Committee (the "Firethorne MC") of FIRETHORNE COMMUNITY ASSOCIATION, INC. (the "Association") wishes to adopt amendments to the Modification Guidelines for Firethorne (the "Modification Guidelines") to update and clarify provisions regarding various modifications, including solar panels and other solar devices;

WHEREAS, the Firethorne MC has determined that in connection with maintaining the aesthetics and architectural harmony of the community, and to provide clear and definitive guidance regarding the installation and modification of certain improvements within the community, it is appropriate for the Association to adopt these revised guidelines; and

NOW THEREFORE, as evidenced by the certification of enactment below, the Modification Guidelines are hereby amended as follows:

Rooftop Elements

1. The relevant paragraph in the section entitled *Rooftop Elements* in the Modification Guidelines provides as follows:

All stack vents and attic ventilators shall be located on the rear slopes of roofs and mounted perpendicular to the ground plate. All exposed roof stack vents, flashings, attic ventilators, etc. on each Single Family Residence must be painted to match the color of the roof of the Single Family Residence unless otherwise approved by the Firethorne MC. No solar collectors shall be allowed on any roof slope visible from a Street, the Common Area or any other Lot.

2. The relevant paragraph referenced in section 1 of this amendment is now amended as follows:

All stack vents and attic ventilators shall be located on the rear slopes of roofs and mounted perpendicular to the ground plate. All exposed roof stack vents, flashings, attic ventilators, etc. on each Single Family Residence must be painted to match the color of the roof of the Single Family Residence unless otherwise approved by the Firethorne MC. No solar collectors shall be allowed on any roof slope visible from a Street, the Common Area or any other Lot unless the owner demonstrates that placement in a location that is visible from a Street, Common Area, or any other Lot would increase the collector's estimated annual energy production by more than ten

percent (10%). Such demonstration must be made by using the publicly available modeling tool provided by the National Renewable Energy Laboratory (NREL).

Solar Panels

3. The relevant paragraph in the section entitled *Solar Panels* in the Modification Guidelines provides as follows:

All solar panels shall be recessed mounted (flush) into the roof structure with no visible piping. The color of the solar panel must be black to match the roof. Solar panels shall be commercially manufactured. Solar panels must be well maintained. Solar panels shall not be visible from the front elevation of the home. Solar panels must be approved by the Committee prior to installation.

4. The relevant paragraph referenced in section 3 of this amendment is now amended as follows:

All solar panels shall conform to the slope of the roof and have a top edge that is parallel to the roofline. All solar panels must be installed on the roof of the home except as otherwise allowed by applicable law. Frames, support brackets, and any visible piping or wiring must be in silver, bronze, or black tones which are commonly available in the marketplace. Solar panels shall be commercially manufactured and must be well maintained. Solar panels shall be located in a position where they are not visible from the front elevation of the home unless the owner demonstrates that placement in a location that is visible from the front elevation would increase the system's estimated annual energy production by more than ten percent (10%). Such demonstration must be made by using the publicly available modeling tool provided by the National Renewable Energy Laboratory (NREL). Solar panels must be approved by the Committee prior to installation. In the case of building-integrated photovoltaic products, such as solar roof tiles, the requirements of this section shall be applied to the extent applicable to the design of such products.

Window Treatments

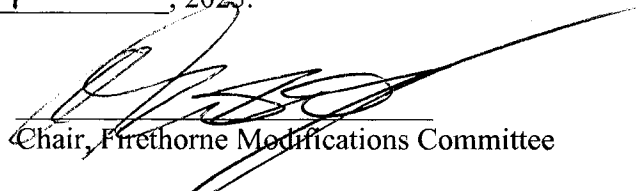
1. The following sentence is added to the end of the section entitled *Window Treatments* in the Modification Guidelines:

Nothing in this section shall be interpreted to prohibit or restrict a solar energy device as defined by Texas Property Code § 202.010 to the extent required by law.

This amendment to the Modification Guidelines is effective upon recording in the Public Records of Fort Bend County, Texas. All other provisions of the Modification Guidelines remain in full force and effect, except as specifically amended herein.

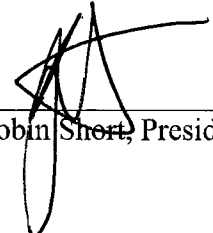
Certification

This is to certify that the foregoing Amendment to the Modification Guidelines was duly adopted by the Firethorne MC, on 11 - 11, 2025.


Chair, Firethorne Modifications Committee

APPROVED BY:

Board of Directors
Firethorne Community Association, Inc.


Robin Short, President

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STATE OF TEXAS §
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 COUNTY OF FORT BEND §

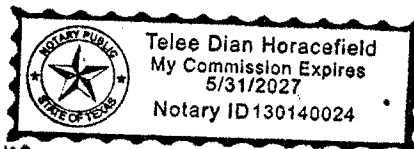
This instrument was acknowledged before me on the 11 day of Nov, 2025 by Adam Sowers the Chair of Firethorne Modifications Committee.

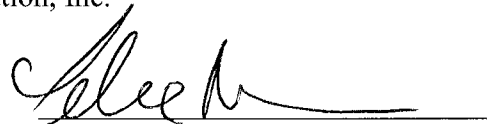



 Notary Public, State of Texas

STATE OF TEXAS §
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 COUNTY OF FORT BEND §

This instrument was acknowledged before me on the 11 day of Nov, 2025 by Robin Short, the President of the Firethorne Community Association, Inc.




 Notary Public, State of Texas

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