



AFFIDAVIT FOR FILING DEDICATORY INSTRUMENTS

STATE OF TEXAS)
)
COUNTY OF GALVESTON)

KNOW ALL BY THESE PRESENTS:

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 Pirates Property Owners' Association is a property owners' association as the term is defined in the Texas Property Code and has property located in Galveston County, Texas,

NOW THEREFORE, true copies of the following dedicatory instruments of the Pirates Property Owners' Association which have not been previously filed in the public records of Galveston County are attached hereto, including:

Pirates Property Owners' Association Guidelines for Roofing Materials

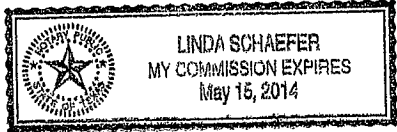
FURTHER, other dedicatory instruments of the Pirates Property Owners' Association have already been filed in the public records of Galveston County and these documents supplement the previously filed documents.

SIGNED on this 11th day of October, 2011.

Signature: *Susan Gonzales*
By: Susan Gonzales
Title: CKM Property Management, Managing Agent for
Pirates Property Owners' Association

STATE OF TEXAS)
)
COUNTY OF GALVESTON)

This instrument was acknowledged before me on this 11th day of October, 2011 by Susan Gonzales.



Signature: *Linda Schaefer*
By: Linda Schaefer
Title: Notary in and for the State of Texas
My commission expires on 05/15/14

Return to: CKM Property Management, Inc.
P.O. Box 160
Tomball, TX 77377-0160
Phone: 281-255-3055 Fax: 281-255-3056

PAID

**Pirates Property Owners' Association
GUIDELINES FOR ROOFING MATERIALS**

STATE OF TEXAS

§
§
§

KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF GALVESTON

WHEREAS, the Pirates Property Owners' Association ("Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the various sections of the community (referred to collectively as "Declarations"); and

WHEREAS, chapter 202 of the Texas Property Code was amended effective June 17, 2011, to add Section 202.011 ("Section 202.011") thereto dealing with the regulation of roofing materials; and

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

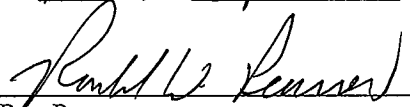
NOW, THEREFORE, the Board has duly adopted the following *Guidelines for Roofing Materials* within the community.

1. All buildings shall be roofed with composition shingles unless otherwise approved in writing by the Architectural Review Committee. Wood shingles are specifically prohibited for safety reasons.
2. Composition shingles must weigh at least 230 pounds per square and have a stated warranty of at least 25 years. Shingles must have a laminated design. Three-tab shingles are specifically prohibited except for use as a starter and cap rows.
3. Roof shingles must be dark brown or dark gray tones. Light brown, light gray, blue, green, red and white colors are not allowed.
4. Roof overlays are not allowed. Prior to roofing, all existing materials must be removed down to clean decking. Any damaged or deteriorated decking must be replaced.
5. Ridge vent are encouraged, to improve ventilation, reduce attic temperature and reduce cooling costs, but are not required.
6. All roof protrusions, such as vents, roof jacks, must be painted to match the shingles.
7. Subject to Section 8 below and with advance written approval from the Architectural Review Committee, an owner may install shingles ("Alternative Shingles") which are designed primarily to:
 - a. be wind and hail resistant; or
 - b. provide heating or cooling efficiencies greater than traditional composition shingles; or
 - c. provide solar energy capture capabilities.
8. Once installed, any such Alternative Shingles must:

- a. resemble the shingles used or authorized to be used on other structures within the Association; and
- b. be more durable than and of equal or superior quality to the shingles used or authorized to be used on other structures within the Association; and
- c. match the aesthetics of properties surrounding the owner's property.

The guidelines are effective upon recordation in the Public Records of GALVESTON County, and supersede any guidelines for roofing materials which may have previously been in effect. Except as affected by Section 202.011 and/or by these guidelines, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.

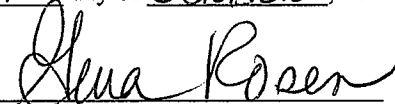
Approved and adopted by the Board on this 10th day of September 2011.

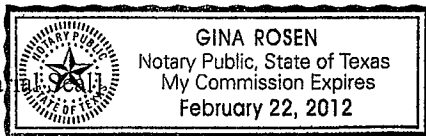

Ron Pearrow
Vice President
Pirates Property Owners' Association

STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

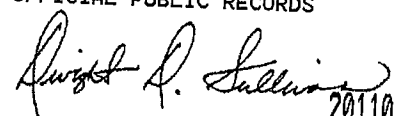
Before me, the undersigned authority, on this day personally appeared Ron Pearrow, Vice President of Pirates Property Owners' Association, a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 4th day of OCTOBER, 2011.


Notary Public, State of Texas
GINA ROSEN
Printed Name

[Notary Seal] 

My commission expires: 22 FEB 2012

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

2011054992
October 28, 2011 12:05:07
FEE: \$24.00
Dwight D. Sullivan, County Clerk
Galveston County, TEXAS