

*Mary Louise Nicholson*  
MARY LOUISE NICHOLSON  
COUNTY CLERK

**NOTICE OF FILING: SUPPLEMENT TO  
ARCHITECTURAL CONTROL COMMITTEE  
GUIDELINE: SOLAR INSTALLATIONS  
WEST MONT MAINTENANCE ASSOCIATION, INC.**

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

**THIS NOTICE OF DEDICATORY INSTRUMENTS FOR WESTMONT MAINTENANCE ASSOCIATION, INC. ("Notice") is made OCTOBER 31, 2023 by Westmont Maintenance Association, Inc. ("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 WESTMONT**; 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 **WESTMONT** subdivision ("Owner").

**NOW THEREFORE** THE SUPPLEMENT TO Article XIV, Section R known as SOLAR INSTALLATION is hereby attached, 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, executed by its duly authorized agent as of the date first written above.

**WESTMONT MAINTENANCE ASSOCIATION, INC.**

By: *Dawn Kelly*  
Name: Dawn Kelly  
Title: Authorized Agent

**ACKNOWLEDGMENT**

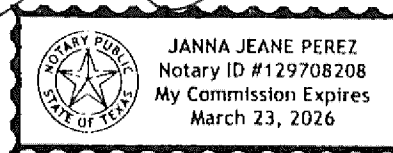
**STATE OF TEXAS**

**COUNTY OF TARRANT**

BEFORE ME, the undersigned authority, on this day personally appeared Dawn Kelly, authorized agent of **WESTMONT MAINTENANCE ASSOCIATION, 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 30<sup>th</sup> day of November, 2023

*Janna Jeane Perez*



## R. SOLAR INSTALLATIONS.

Certain legislation outlines homeowner options for solar installations as well as the allowances for the Association in approving or rejecting homeowner requests.

### SOLAR PANELS.

- a. All solar panel installations require a review of the Architectural Control Committee of the association. The request must be completed for the specific property address in question. The request must include a complete photovoltaic survey and must be fully engineered with final drawings signed off by the installation company with an engineer's stamp present. Sales pitches estimates or simple contractor quotes are not sufficient for this process. Homeowners should expect the architectural control committee review to be comprehensive, noting the association requirements will be strictly enforced. Multiple rounds of review and changes may be required. For these reasons, the review time can take up to 30 days to complete.
- b. Solar panel installation typically requires multiple electrical boxes for switching batteries, along with new conduit. The Architectural review committee requires these items to be hidden from view. The homeowner is expected to consider all possible options to implement these items inside garages, below fence lines, or any other hidden manner. If hiding these installation behind a permanent feature is not an option (not just expensive or inconvenient) the architectural control committee can approve exceptions, only if the homeowner provides sufficient screening (such as fencing or vegetation) to minimize the view from the street, neighboring properties and common areas.

### EXTERIOR SOLAR LIGHTING.

- a. All lighting visible from the street, whether within a landscaped area or not, must be approved through the architectural control committee. Details regarding type and location should be provided with the building or landscape plan. Lighting will not generally be approved unless permanently installed.