

MISSION ESTATES PROPERTY OWNERS' ASSOCIATION
GUIDELINES FOR DISPLAY OF FLAGS

STATE OF TEXAS §
 §
COUNTY OF MIDLAND §

WHEREAS, the Board of Directors (the "Board") of Mission Estates Property Owners' Association (the "Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Deed Restrictions for the Mission Estates Subdivision (hereafter collectively referred to as the "Deed Restrictions"); and

WHEREAS, Section 202.012 allows a property owners' association to adopt and enforce reasonable rules and regulations regarding the display of flags of the United States, the State of Texas and any branch of the United States armed forces (herein, collectively called "flags" and individually called "flag"); and

WHEREAS, the Board has determined that in connection with maintaining the aesthetics and architectural harmony of the community, and to provide clear and definitive guidance regarding the display of flags therein, it is appropriate for the Association to adopt guidelines regarding the display of flags.

NOW, THEREFORE, the Board has duly adopted the following *Guidelines for Display of Flags* within the community.

1. These Guidelines apply to the display of ("Permitted Flags"):
 - 1.1. the flag of the United States; and
 - 1.2. the flag of the State of Texas; and
 - 1.3. the official flag of any branch of the United States armed forces.
2. Permitted Flags may be displayed subject to these guidelines. Advance written approval of the Architectural Control Committee is required for any free-standing flagpole and any additional illumination associated with the display of Permitted Flags.
3. Permitted Flags must be displayed in a respectful manner in accordance with the current relevant federal, state or military code.
4. Permitted Flags must be displayed from a pole attached to a structure or to a free-standing pole. Permitted Flags may not be draped over or directly attached to structures. For example, a Permitted Flag may not be laid across a fence or stapled to a garage door.
5. Permitted Flags shall be no larger than three foot (3') by five foot (5') in size.
6. Only one Permitted Flag may be displayed on a flagpole attached to a structure. Up to two Permitted Flags may be displayed on an approved free-standing flagpole that is at least fourteen feet (14') tall.
7. Flagpoles must be constructed of permanent, long-lasting materials with an appropriate finish that is harmonious with the dwelling.
8. A flagpole attached to a structure may be up to six feet (6') long and must be securely attached with a bracket with an angle of 30 to 45 degrees down from vertical. The flagpole must be attached in such a manner as to not damage the structure. One attached flagpole is allowed on any portion of a structure facing a

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Guidelines for Display of Flags
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street and one attached flagpole is allowed on the rear or backyard portion of a structure. Brackets which accommodate multiple flagpoles are not allowed.

9. Free-standing flagpoles may be up to twenty feet (20') tall, including any ornamental caps. Free-standing flagpoles must be permanently installed in the ground according to manufacturer's instructions. One free-standing flagpole is allowed in the rear or backyard portion of a property or in the front yard portion of a property. Note: A front yard is defined as a yard within a lot having a front building setback line with a setback of not less than 15 feet extending the full width of the lot between the front lot line and the front building set back line. Free-standing flagpoles may not be installed in any location described below:
 - 9.1. in any location other than the Owner's property; or
 - 9.2. within a ground utility easement or encroaching into an aerial easement; or
 - 9.3. beyond the side or rear setback lines (for example, on a lot with a 10' side setback line, a flagpole may not be installed closer than 10' from the side property line); or
 - 9.4. in the portion of the owner's property between the curb at the street and the sidewalk; or
 - 9.5. closer to a dwelling on an adjacent lot than the height of the flagpole (for example, a 20' flagpole cannot be installed closer than 20' from an adjacent house).
10. Lighting may be installed to illuminate Permitted Flags if they will be displayed at night and if existing ambient lighting does not provide proper illumination. Flag lighting must:
 - 10.1. be ground mounted in the vicinity of the flag; and
 - 10.2. utilize a fixture that screens the bulb and directs light in the intended direction with minimal spillover; and
 - 10.3. point towards the flag and face the main structure on the property or to the center of the property if there is no structure; and
 - 10.4. provide illumination not to exceed the equivalent of a 60 watt incandescent bulb.
11. Flagpoles must not generate unreasonable noise levels which would disturb the quiet enjoyment of other residents. Each flagpole owner should take steps to reduce noise levels by using vinyl or plastic snap hooks, installing snap hook covers or securing a loose halyard (rope) around the flagpole with a flagpole clasp.
12. Flagpoles are allowed solely for the purpose of displaying Permitted Flags. If a flagpole is no longer used on a daily basis, it must be removed.
13. All flags and flagpoles must be maintained in good condition. Deteriorated flags must be removed and promptly replaced. Deteriorated or structurally unsafe flagpoles must be promptly repaired, replaced or removed.

The guidelines are effective upon recordation in the Public Records of Midland County, and shall be read in conjunction with guidelines for flag display contained in the Deed Restrictions. Except as affected by

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Guidelines for Display of Flags
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Section 202.007(d) and/or by these guidelines, all other provisions contained in the Deed Restrictions or any other dedicatory instruments of the Association shall remain in full force and effect.

CERTIFICATION

I, the undersigned, being the President of the Mission Estates Property Owners' Association, hereby certify that the foregoing guidelines were adopted by at least a majority of the Mission Estates Property Owners' Association's Board of Directors.

Approved and adopted by the Board of Directors on the 21 day of September, 2016.



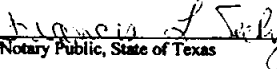
Jim Brown, President of Mission Estates Property Owners' Association

STATE OF TEXAS §
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COUNTY OF MIDLAND §

Before me, the undersigned authority, on this day personally appeared Jim Brown, President of Mission Estates 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 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 21 day of September, 2016.





Notary Public, State of Texas

MISSION ESTATES PROPERTY OWNERS' ASSOCIATION
GUIDELINES FOR ROOFING MATERIALS

STATE OF TEXAS §
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 COUNTY OF MIDLAND §

WHEREAS, Mission Estates Property Owners' Association (the "Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Deed Restrictions for the Mission Estates Subdivision (hereafter collectively referred to as the "Deed Restrictions"); and

WHEREAS, Section 202.011 of the Texas Property Code allows a property owners' association to adopt and enforce reasonable rules and regulations regarding the use of roofing materials; and

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

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

1. All buildings shall be roofed with composition shingles unless otherwise approved in writing by the Architectural Control 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 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.
4. Ridge vent are encouraged, to improve ventilation, reduce attic temperature and reduce cooling costs, but are not required.
5. All roof protrusions, such as vents, roof jacks, must be painted to match the shingles.
6. Subject to Section 8 below and with advance written approval from the Architectural Control 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.

- 7. 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 Midland County, and shall be read in conjunction with guidelines for roofing materials contained in the Deed Restrictions. Except as affected by Section 202.011 and/or by these guidelines, all other provisions contained in the Deed Restrictions or any other dedicatory instruments of the Association shall remain in full force and effect.

CERTIFICATION

I, the undersigned, being the President of the Mission Estates Property Owners' Association, hereby certify that the foregoing guidelines were adopted by at least a majority of the Mission Estates Property Owners' Association's Board of Directors.

Approved and adopted by the Board of Directors on the 21 day of September, 2016.



 Jim Brown, President of Mission Estates Property Owners' Association

STATE OF TEXAS §
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 COUNTY OF MIDLAND §

Before me, the undersigned authority, on this day personally appeared Jim Brown, President of Mission Estates 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 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 21 day of September, 2016.



 Notary Public, State of Texas



MISSION ESTATES PROPERTY OWNERS' ASSOCIATION
DROUGHT-RESISTANT LANDSCAPING, AND WATER-CONSERVING
NATURAL TURF

STATE OF TEXAS §
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COUNTY OF MIDLAND §

WHEREAS, the Board of Directors (the "Board") of Mission Estates Property Owners' Association (the "Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Deed Restrictions for the Mission Estates subdivision (hereafter collectively referred to as the "Deed Restrictions"); and

WHEREAS, Chapter 202 of the Texas Property Code was amended effective September 1, 2013, to add Section 202.007(a)(4), 202.007(d)(8), and 202.007(d-1) concerning drought-resistant landscaping and water-conserving natural turf

WHEREAS, Section 202.007(d)(8) allows a property owners' association to require an owner to submit a detailed description or a plan for the installation of drought-resistant landscaping or water-conserving natural turf for review and approval by the property owners' association to ensure, to the extent practicable, maximum aesthetic compatibility with other landscaping in the subdivision; and

WHEREAS, Section 204.010(a)(6) of the Texas Property Code allows a property owners' association to regulate the use, maintenance, repair, replacement, modification, and appearance of the subdivision; and

WHEREAS, the Board has determined that in connection with maintaining the aesthetics and architectural harmony of the subdivision, and to provide clear and definitive guidance regarding drought-resistant landscaping, water-conserving natural turf therein, it is appropriate for the Association to adopt guidelines regarding drought-resistant landscaping, and water-conserving natural turf.

NOW, THEREFORE, the Board has duly adopted the following *Drought-Resistant Landscaping and Water-Conserving Natural Turf Guidelines*.

1. Drought-Resistant Landscaping or Water Conserving Natural Turf:

Drought-resistant landscaping or water-conserving natural turf shall not be used on any lot unless the following minimum conditions are met:

2. Grass:

- a. At least 60% of the Front Yard, as that term is defined in the Deed Restrictions, shall be landscaped. On all Golf Course Lots and all Lots in the Fifth Filing, at least 60% of the Back Yard and Side Yards, as those terms are defined in the Deed Restrictions, shall be landscaped. Under this section, landscaping shall include aesthetically pleasing decorative

Mission Estates Property Owners' Association
Drought-Resistant Landscaping and Water Conserving Turf Guidelines
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gravel, landscaping rocks, landscaper installed grass, artificial turf, pavers, ground cover and other materials as deemed appropriate by the ACC. Landscaping shall not include bare dirt and owners will be expected to maintain their front yards in a neat, regularly trimmed and weed-free condition.

3. Ground Cover:

- a. Non-turf areas may contain decomposed granite, ground hardwood mulch, crushed limestone, flagstone, or other loose stone material for ground cover. The ground cover must be maintained to prevent weed growth. Paver stones may be used to create walkways. Concrete surfaces are limited to driveways and sidewalks only.
- b. Materials may not be sharp or toxic to animals.

4. Plants:

- a. The ACC recommends plant lists developed by the National Wildflower Research Center or similar lists selecting plants for installation.
- b. Plants must not impede over the edge of the sidewalks or the street curb.

5. Borders:

- a. Landscape areas or beds must be surrounded by a border to clearly define the landscaped areas or beds from the turf areas. Borders may consist of metal edging or mortared masonry units. Acceptable masonry products include stone, clay brick pavers, and concrete masonry units manufactured as edging shapes.
- b. "Common" concrete blocks are not permitted.

6. Hardscapes:

- a. Hardscapes may include large boulders or other natural materials that are used as part of the drought resistant landscape design.

7. Landscape Maintenance:

- a. Drought resistant landscape areas are subject to the same maintenance requirements as other landscape and must be maintained at all times to ensure an attractive appearance. Plants must be trimmed, beds must be kept weed free, and borders must be edged. No plants may encroach on public sidewalks. Sickly and dying plants must be removed and replaced. Perennials that die back during the winter must be cut back to remove dead material. This includes most ornamental grasses and other flowering perennials that go dormant to the ground in winter.

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Drought-Resistant Landscaping and Water Conserving Turf Guidelines
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8. Irrigation:

- a. Standard sprinkler irrigation systems are preferred. Drip irrigation systems must not be in public view.

9. Composting:

- a. Solid-waste composting of vegetation is only permitted on an owner's property out of public view. The composting may not impede by virtue of odor, proper water drainage, attraction of wildlife or other nuisance upon neighbors. Grass clippings and/or leaves may remain uncollected on grass as long as doing so does not impede by virtue of odor, proper water drainage, attraction of wildlife or other nuisance upon neighbors.

The Association reserves the right to adopt further guidelines pertaining to landscape design permitting or excluding certain drought-resistant landscaping or water-conserving natural turf based on the aesthetic compatibility with other landscaping in the subdivision, and any use of drought-resistant landscaping or water-conserving natural turf, to the extent practicable, shall be in compliance therewith.

The guidelines are effective upon recordation in the Public Records of Midland County, and shall be read in conjunction with guidelines for drought-resistant landscaping, water-conserving natural turf, and palm trees contained in the Deed Restrictions. Except as affected by Section 202.007 and/or by these guidelines, all other provisions contained in the Deed Restrictions or any other dedicatory instruments of the Association shall remain in full force and effect.

CERTIFICATION

I, the undersigned, being the President of the Mission Estates Property Owners' Association, hereby certify that the foregoing guidelines were adopted by at least a majority of the Mission Estates Property Owners' Association's Board of Directors.

Approved and adopted by the Board of Directors on the 21 day of September, 2016.



Jim Brown, President of Mission Estates Property
Owners' Association

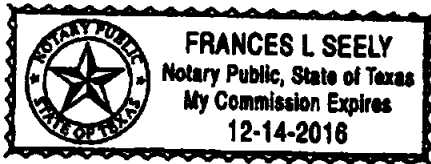
STATE OF TEXAS §
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COUNTY OF MIDLAND §

Before me, the undersigned authority, on this day personally appeared Jim Brown, President of Mission Estates 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 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 21 day of September, 2016.



Notary Public, State of Texas



MISSION ESTATES PROPERTY OWNERS' ASSOCIATION
GUIDELINES FOR SOLAR ENERGY DEVICES

STATE OF TEXAS §
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COUNTY OF MIDLAND §

WHEREAS, Mission Estates Property Owners' Association (the "Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Deed Restrictions for the Mission Estates Subdivision (hereafter collectively referred to as the "Deed Restrictions"); and

WHEREAS, Section 202.010 of the Texas Property Code allows a property owners' association to adopt enforceable reasonable rules and regulations regarding use of solar energy devices; and

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

NOW, THEREFORE, the Board has duly adopted the following *Guidelines for Solar Energy Devices* within the subdivision.

1. These guidelines apply to solar energy devices ("Devices") as defined in Section 171.107(a) of the Texas Tax Code. A solar energy device means a system or series of mechanisms designed primarily to provide heating or cooling or to produce electrical or mechanical power by collecting and transferring solar-generated energy. The term includes a mechanical or chemical device that has the ability to store solar-generated energy for use in heating or cooling or in the production of power.
2. Such Devices may only be installed with advance written approval of the Architectural Control Committee subject to these guidelines.
3. Any such Device must be installed on land or structures owned by the property owner. No portion of the Devices may encroach on adjacent properties or common areas.
4. Such Devices may only be installed in the following locations:
 - a. on the roof of the main residential dwelling; or
 - b. on the roof of any other approved structure; or
 - c. within a fenced yard or patio.
5. For Devices mounted on a roof, the Device must:
 - a. have no portion of the Device higher than the roof section to which it is attached; and
 - b. have no portion of the Device extend beyond the perimeter boundary of the roof section to which it is attached; and
 - c. conform to the slope of the roof; and

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Guidelines for Solar Energy Devices
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- d. be aligned so the top edge of the Device is parallel to the roof ridge line for the roof section to which it is attached; and
 - e. have a frame, brackets and visible piping or wiring that is a color to match the roof shingles or a silver, bronze or black tone commonly available in the marketplace; and
 - f. be located in a position on the roof which is least visible from any street or common area, so long as such location does not reduce estimated annual energy production more than 10% over alternative roof locations (as determined by a publically available modeling tool provided by the National Renewable Energy Laboratory [www.nrel.gov] or equivalent entity).
6. For Devices located in a fenced yard or patio, no portion of the Device may extend above the top of the fence. If the fence is not a solid fence which blocks view of the Device, the Association may require the Device be placed in a location behind a structure or otherwise require visual screening. The Association may consider installation of Devices on properties without a fenced yard if there is adequate screening from public view from any street or common area.
 7. All Devices must be installed in compliance with manufacturer's instruction and in a manner which does not void material warranties. Licensed craftsmen must be used where required by law. Permits must be obtained where required by law.
 8. Installed Devices may not:
 - a. threaten public health or safety; or
 - b. violate any law; or
 - c. substantially interfere with the use and enjoyment of land by causing unreasonable discomfort or annoyance to any adjoining property owner.
 9. All Devices must be maintained in good repair. Unused or inoperable Devices must be removed.

The guidelines are effective upon recordation in the Public Records of Midland County, and shall be read in conjunction with guidelines for solar devices contained in the Deed Restrictions. Except as affected by Section 202.010 and/or by these guidelines, all other provisions contained in the Deed Restrictions or any other dedicatory instruments of the Association shall remain in full force and effect.

CERTIFICATION

I, the undersigned, being the President of the Mission Estates Property Owners' Association, hereby certify that the foregoing guidelines were adopted by at least a majority of the Mission Estates Property Owners' Association's Board of Directors.

Approved and adopted by the Board of Directors on the 21 day of September, 2016.



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Guidelines for Solar Energy Devices
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Jim Brown, President of Mission Estates Property
Owners' Association

STATE OF TEXAS §
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Before me, the undersigned authority, on this day personally appeared Jim Brown, President of Mission Estates 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 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 11 day of September, 2016.



Frances L. Seely
Notary Public, State of Texas