

STATE OF TEXAS §  
COUNTY OF TRAVIS §

**Agreement Regarding Common Element Modification  
Gracy Meadow Owners Association, Inc.**

Unit \_\_\_\_\_, Building \_\_\_\_\_

Unit Address: \_\_\_\_\_

The Condominium Declaration for Gracy Meadow Condominiums is recorded in Volume 10, Page 661, of the Real Property Records of Travis County, Texas (“Declaration”).

Roofs are deemed part of the Common Elements (as defined in the Declaration) of Gracy Meadow Condominiums that may not be altered by any owner without the prior written approval of Gracy Meadow Owners Association, Inc. (“Association”).

The Association has approved, subject to the terms of this agreement, alteration of the Common Elements as described below.

Subject to the terms of this agreement, the Association hereby consents to allowing \_\_\_\_\_, (“Owners”) the owner(s) of Unit \_\_\_\_\_, Building \_\_\_\_\_ (“Unit”), Gracy Meadow Condominiums, as further described in the above-referenced Declaration to make alterations to the Common Elements (the roof) immediately above Owner’s Unit.

Owner shall have the right to install solar panel(s) within the Common Elements in accordance with the plans and specifications attached hereto as Exhibit “A”, and subject to the terms of this agreement. This permission applies only to the solar panel(s) as described on Exhibit “A”. It does not transfer to additional or alternate improvements. In the event that Owner desires to install additional or alternate improvements, or alter the solar panel in the future (including change of color, materials, additional installations, or other alterations), all terms of the deed restrictions must be complied with.

Owner agrees to the following terms:

1. Owner agrees to install the solar panels in accordance with the approved plans and specifications attached as Exhibit “A” hereto.
2. Owner agrees to maintain the solar panels in a neat and attractive condition. Should any question regarding the need for maintenance arise, the judgment of the Association shall govern. Owner agrees that the Association has no responsibility to maintain or insure the solar panels.
3. Owner agrees to bear the expense of removing and, if desired, re-installing the solar panel system when the unit is to be re-roofed or other repairs necessitate removal of the system in the board’s discretion. Owner is responsible for all additional costs incurred by the Association necessitated by the solar panel presence, including restoring the under-roof (for example, addressing solar panel penetrations) for re-roofing or other roof repair. The association may condition roof repairs on advanced payment by the owner of the cost of removal of the solar panels. The association has no duty to re-install panels removed due to roof repair work.
4. Owner is responsible for any water or other damage attributable to the installation of the solar panel system or to the system itself whether that damage occurs during installation or during the time the solar panel system is in place.

5. Owners must keep the solar panel system properly maintained and in a neat and attractive manner. The Association has the right to, at owner's expense, remove the solar panel system and restore of the roof at owner's expense if the system becomes dilapidated, in need of repair, or is disconnected. The Association has no duty to perform any maintenance or repair work on the solar panel system.

This agreement shall be binding on the Unit, Owner, the Association, and shall run with the Unit and be binding on each party's successors and assigns.

**OWNER**

Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

STATE OF TEXAS                                    §  
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This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_  
by \_\_\_\_\_, in the capacity stated above.

\_\_\_\_\_  
Notary Public in and for the State of Texas

**GRACY MEADOW OWNERS  
ASSOCIATION, INC.**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

*[Notary block on following page]*

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This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2002  
by \_\_\_\_\_, in the capacity stated above.

\_\_\_\_\_  
Notary Public in and for the State of Texas

INSERT EXHIBIT "A" – APPROVED PLANS AND SPECIFICATIONS – BEFORE RECORDING

**After recording, please return to:**  
Niemann & Heyer, L.L.P.  
1122 Colorado St., Suite 313  
Austin, Texas 78701

Fileserver:CLIENTS:GracyMeadows:CommonElementModificAgrmtSolarPanelsEF7-14.doc