

EXHIBIT 4

EDELWEISS ESTATES HOMEOWNERS' ASSOCIATION, INC.
GUIDELINES FOR SOLAR ENERGY DEVICES

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

WHEREAS, Edelweiss Estates Homeowners' Association, Inc. (the "Association") is charged with administering and enforcing that certain Declaration of Covenants, Conditions and Restrictions for Edelweiss Estates recorded in Volume 1827, Page 315 of the Official Records of Brazos County, Texas, and all amendments, modifications and supplements thereto (the "Declaration"); and

WHEREAS, Chapter 202 of the TEXAS PROPERTY CODE has been amended to add Section 202.010 regarding the regulation of solar energy devices, effective June 17, 2011; and

WHEREAS, the Association's Board of Directors (the "Board") has determined that it is in the best interest of the Members and the Association to set forth clear, definitive guidelines regarding the regulation of solar energy devices within Edelweiss Estates (the "Subdivision");

NOW, THEREFORE, the Board has duly adopted the following "Guidelines for Solar Energy Devices" (the "Guidelines"):

1. For purposes of these Guidelines, the term "Solar Energy Devices" is defined as 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. No Solar Energy Device shall be installed, placed, added or altered on any Lot without the prior written approval of the Association's Architectural Review Board (the "ARB"). All ARB approvals of Solar Energy Devices must be in accordance with the Declaration and are subject to these Guidelines.

3. Location of Solar Energy Devices

- a. A Solar Energy Device must be installed and located on the Owner's Lot in one of the following locations:
 - i. on the roof of the Owner's home;
 - ii. on the roof of another structure allowed under any of the Association's dedicatory instruments; or
 - iii. in a fenced yard or patio owned and maintained by the Owner.
- b. A Solar Energy Device must not be installed or located on any of the following:
 - i. property owned or maintained by the Association; or

- ii. property owned in common by the Association's Members.
- c. If a Solar Energy Device is mounted on a roof, then it must comply with the following:
 - i. the Solar Energy Device must not extend higher than or beyond the roofline of the roof on which it is mounted;
 - ii. the Solar Energy Device must conform to the slope of the roof on which it is mounted;
 - iii. the Solar Energy Device must have a top edge that is parallel to the roofline of the roof on which it is mounted;
 - iv. the Solar Energy Device must be located in an area on the roof designated by the Association or the ARB, unless the alternate location increases the estimated annual energy production of the Solar Energy Device, as determined by using a publicly available modeling tool provided by the National Renewable Energy Laboratory, by more than 10% above the energy production of the Solar Energy Device if located in an area on the roof designated by the Association or the ARB; and
 - v. any frame, support bracket, or visible piping or wiring in connection with the Solar Energy Device must be in a silver, bronze, or black tone commonly available in the marketplace.
- d. If a Solar Energy Device is located in a fenced yard or patio, then the Solar Energy Device must not be taller than the fence line.

4. A Solar Energy Device shall not be installed on a Lot and/or must be removed from a Lot if a court adjudicates that the Solar Energy Device: (a) threatens the public health or safety; or (b) violates a law.

5. All Solar Energy Devices must be installed in accordance with the manufacturer's instructions and in a manner which does not void material warranties. If required by law: (a) a licensed professional or craftsman must install a Solar Energy Device; and (b) all necessary permits must be obtained.

6. Placement of a Solar Energy Device must not constitute a condition that substantially interferes with the use and enjoyment of land by causing unreasonable discomfort or annoyance to persons of ordinary sensibilities. Even if an Owner's request to the ARB for a proposed Solar Energy Device meets the foregoing Guidelines, the ARB may withhold approval of the Solar Energy Device if it finds that the placement of the proposed Solar Energy Device constitutes such a condition.

7. These Guidelines are effective upon recordation in the Official Records of Brazos County, Texas and supersede any guidelines regarding Solar Energy Devices that may have previously been in effect. Except as affected by Section 202.010 and/or by these Guidelines, all other provisions contained in the Declaration and/or any other, dedicatory instruments of the Association shall remain in full force and effect.

Edelweiss Estates Homeowners Association, Inc.,
a Texas nonprofit corporation

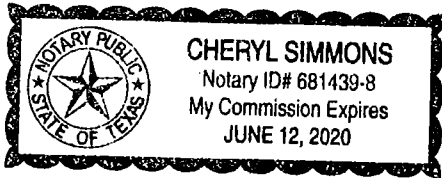



Scott Simpson, President

STATE OF TEXAS §

COUNTY OF BRAZOS §

This instrument was acknowledged before me on January 23, 2019, by Scott Simpson, President of Edelweiss Estates Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.





Notary Public, State of Texas
My commission expires: 6-12-20