

# River Place POA

3363 University Drive East, Suite 215  
Bryan, TX 77802  
979-764-2500

October 28, 2022

Dear Association Member:

The River Place Property Owners Association requests your attendance at the 2022 Annual Membership Meeting, to be held on **Thursday, November 17<sup>th</sup>, 2022, at 7:00pm**. The meeting will take place at the Wellborn Baptist Church, located at 14575 FM 2154 (Wellborn Road), College Station, TX 77845.

Owner packets, including all financial documents and the agenda for the meeting will be posted on Beal's website on or before November 17<sup>th</sup>. The packet will also be handed out to those who attend in person.

---

## ON THE BALLOT

There are several important things to vote on this year;

1. **New Board** –Per the requirements of the Association Bylaws, you will be electing a new Board of Directors for the next two (2) year term. Each Member will be electing 5 Director's to fill seats on the Board of Directors. ***On your ballot, you will select five (5) people from the candidates listed, or you may write in a candidate, or you may abstain if you do not wish to vote for any of the candidate on the ballot.*** The five candidates with the most votes received will be seated as Directors.
2. **New Architectural Control Committee (ACC)** – Per the requirements of the Association Declaration of Covenants, Conditions, Reservations and Restrictions (CCR), you will be electing a new Architectural Control Committee for the next one (1) year term. Each Member will be electing 3 Director's to fill seats on the Committee. ***On your ballot, you will select three (3) people from the candidates listed, or you may write in a candidate, or you may abstain if you do not wish to vote for any of the candidate on the ballot.*** The three candidates with the most votes received will be seated as the new Committee.
3. **Amendment to the CCR, Section 4, Subsection D** – The third ballot item is a vote on an amendment to the Declaration of Covenants, Conditions, Reservations and Restrictions (CCR), which would allow lot owners the ability to have/keep chickens on their property. This amendment does require a much larger percentage of voter *approval*. In order for this amendment to pass, at least *25 Members must vote to make quorum*, and all would have to vote YES. So, whether you are voting yes or no, please cast your ballot on this item. If we do not have enough votes to meet the quorum required, we will postpone the vote on that issue and solicit votes door to door.

## IMPORTANT REMINDERS

- **If you are not planning to attend in person, but would like someone to cast your vote in your absence, you MUST sign and date the attached PROXY and send it to the meeting with the designated person. The person signing the proxy must be listed on the property deed. If a spouse is not listed on the deed, they WILL need a proxy to cast a vote.**
- **If you are naming a current Director as your Proxy, your form MUST be emailed, mailed or hand-delivered in person to Beal Properties, 3363 University Drive East, Suite 215, Bryan, TX 77802. Mail must be postmarked by November 10<sup>th</sup>, 2022, or form must be emailed or hand-delivered by November 17<sup>th</sup>, 2022 end of business.**
- **If you are simply not able to attend but would like to vote, you can complete the attached Absentee Ballot. Ballots must have each page completely filled out and signed. Mail to Beal Properties, 3363 University Drive East, Suite 215, Bryan, TX 77802. Mail must be postmarked by November 10<sup>th</sup>, 2022, or form must be emailed or hand-delivered by November 17<sup>th</sup>, 2022 end of business.**

# River Place POA

3363 University Drive East, Suite 215  
Bryan, TX 77802  
979-764-2500

## **(Amended) 2022 ANNUAL MEETING ABSENTEE BALLOT – Page 1 of 3**

If you are unable to attend the annual meeting, and wish to cast your vote via Absentee Ballot, please complete the ballot below and EMAIL or MAIL the completed form to:

**Email this form to [riverplace@bealbc.com](mailto:riverplace@bealbc.com) or Mail to 3363 University Drive, Suite 215, Bryan, TX 77802 (if mailed must be postmarked on or before November 10<sup>th</sup>, 2022)**

**Please Print Clearly**

Property Address: \_\_\_\_\_

Printed Name of Owner(s): \_\_\_\_\_

Signature of Owner: (Must be Signed to be Valid) \_\_\_\_\_

Dated this \_\_\_\_\_ Day of \_\_\_\_\_, 2022.

---

### **Election of Board of Directors (2 year term)**

**Information about the candidates can be found at [bealbcshoa.com](http://bealbcshoa.com).**

Board of Directors Candidates - **Please vote for five (5) candidates.**

- |                                       |   |                                       |
|---------------------------------------|---|---------------------------------------|
| <input type="radio"/> John Conley     | <input type="radio"/> Greg Heim                   | <input type="radio"/> Rebecca Huggins |
| <input type="radio"/> Cory Kieschnick | <input type="radio"/> Michelle Kyllonen           | <input type="radio"/> Glenn Lemmons   |
| <input type="radio"/> James Williams  | <input type="radio"/> _____<br>Write-In Candidate | <input type="radio"/> Abstain         |

---

### **Election of Architectural Control Committee Members (1 year term)**

**Information about the candidates can be found at [bealbcshoa.com](http://bealbcshoa.com).**

ACC Candidates - **Please vote for three (3) candidates.**

- |                                     |   |   |
|-------------------------------------|---|---|
| <input type="radio"/> Jason Devore  | <input type="radio"/> Luis Braz-Ruivo   | <input type="radio"/> Cory Kieschnick             |
| <input type="radio"/> Anthony Klein | <input type="radio"/> Michelle Kyllonen | <input type="radio"/> Cody Matthews               |
| <input type="radio"/> James Maupin  | <input type="radio"/> William Wilson    | <input type="radio"/> _____<br>Write-In Candidate |
| <input type="radio"/> Abstain       |   |   |

---

The names listed on this ballot are solely individuals that have applied to be considered for a nomination to the board and ACC at the annual meeting. In order to ensure the individuals you are voting for are in fact formally nominated, please attend the annual meeting in person. Additional individuals may be nominated that are not named on this ballot. If you would like to cast an absentee vote for someone not listed on this ballot, feel free to write in their name(s) on one of the blanks above. By casting your vote via absentee ballot you will forgo the opportunity to consider and vote on any action from the floor on these proposals, if a meeting is held. This means that if there are amendments to these proposals your votes will not be counted on the final vote on these measures. If you desire to retain this ability, please attend any meeting in person. You may submit an absentee ballot and later choose to attend any meeting in person, in which case any in-person vote will prevail.

# River Place POA

3363 University Drive East, Suite 215  
Bryan, TX 77802  
979-764-2500

## 2022 ANNUAL MEETING ABSENTEE BALLOT – Page 2 of 3

If you are unable to attend the annual meeting, and wish to cast your vote via Absentee Ballot, please complete the ballot below and EMAIL or MAIL the completed form to:

**Email this form to [riverplace@bealbcs.com](mailto:riverplace@bealbcs.com) or Mail to 3363 University Drive, Suite 215, Bryan, TX 77802 (if mailed must be postmarked on or before November 10<sup>th</sup>, 2022)**

Please Print Clearly

Property Address: \_\_\_\_\_

Printed Name of Owner(s): \_\_\_\_\_

Signature of Owner: (Must be Signed to be Valid) \_\_\_\_\_

Dated this \_\_\_\_\_ Day of \_\_\_\_\_, 2022.

---

### Ballot to Amend Declaration of Covenants, Conditions and Restrictions

1. A proposal to amend chapter 4 General Restrictions, Paragraph D of the First Amended and Restated Declaration of Covenants, Conditions, Reservations and Restrictions of the River Place Subdivision, recorded April 17, 2014 in the real property records of Brazos County, Volume 11959, Page 193. Paragraph D currently is written as follows:

*No Animals, livestock, or poultry of any kind shall be raised, bred, and/or kept on any LOT within River Place for commercial purposes. Each LOT shall be allowed one animal unit (AU) every one(1) acre or fraction of an acre. No LOT shall have more than 12 animal units regardless of size of acreage. One Animal unit is defined as:*

*1 Cow= 1 AU*

*1 Horse= 1 AU*

*1 dog or cat=½ AU (Maximum 4 dogs or cats)*

*There will be no swine, chickens, ducks, geese, goats, or sheep allowed on any LOT within River Place. There will be no wild, exotic, or naturally undomesticated animals caged or otherwise kept on any parcel within River Place. All Dogs shall be kept on leash, held by a responsible person, penned, and/or confined to the Owners property.*

*No Dogs shall be allowed to run loose.*

2. The proposal is to remove the restrictions for Chickens. Paragraph D would be changed to read as follows:

*No Animals, livestock, or poultry of any kind shall be raised, bred, and/or kept on any LOT within River Place for commercial purposes. Each LOT shall be allowed one animal unit (AU) every one(1) acre or fraction of an acre. No LOT shall have more than 12 animal units regardless of size of acreage. One Animal unit is defined as:*

*1 Cow= 1 AU*

*1 Horse= 1 AU (Cont.)*

1 dog or cat=½ AU (Maximum 4 dogs or cats)

1 chicken=¼ AU (Maximum 9 chickens)

*There will be no swine, ducks, geese, goats, or sheep allowed on any LOT within River Place. There will be no wild, exotic, or naturally undomesticated animals caged or otherwise kept on any parcel within River Place. All Dogs shall be kept on leash, held by a responsible person, penned, and/or confined to the Owners property. No Dogs shall be allowed to run loose. Lots that contain a single-family residential home may keep domestic female chickens (hens) on that lot contingent on the following requirements: A resident with multiple lots is limited to one hen house. Hens must be used solely for personal egg production. All eggs produced are for personal consumption only and never to be sold. A humane and properly constructed hen house, with at least two (2) feet of grade level ground clearance shall be provided. The structure must include solid, secure sides, including a solid top, that maintain confinement and prevents entry of predatory animals such as foxes or hawks. Sides should be embedded into the ground no less than one foot. Exterior surfaces, not inherently resistant to deterioration, shall be treated with a protective coating, such as paint or other suitable preservative, and maintained with sufficient frequency to prevent deterioration. Enclosure must provide access for proper cleaning and maintenance. It must provide protection from extreme temperatures, including but not limited to insulation, ventilation and drainage;*

*Hen houses must include laying boxes of a minimum surface of fourteen (14) inches by fourteen (14) inches per chicken and must be regularly bedded with sawdust, straw or like material. All enclosures, including but not limited to structures and fencing, shall be constructed or repaired as to prevent rats, mice, or other rodents from being harbored underneath, within, or within the walls of the enclosure. All hen houses must be properly maintained in a safe, clean, sanitary and substantial condition that poses no health threat to the chickens or citizens and does not create a public nuisance. All feed and other items associated with the keeping of chickens that are likely to attract or to become infested with or infected by rats, mice, or other rodents shall be protected so as to prevent rats, mice, or other rodents from gaining access to or coming into contact with them. Disposal of Chicken Waste/Manure: Waste products (manure) generated from the raising of chickens shall be composted on-site by the owner when possible. If on-site composting is impractical the waste products shall be double bagged in clear plastic bags and placed in the rollout container for disposal along with the regular household trash. All hens shall be contained, at all times, within a fence of at least four (4) feet high. Each hen shall have a minimum of four (4) square feet of range area. The range area must be well drained so there is no accumulation of moisture. All henhouses shall be a minimum of twenty-five (25) feet away from any adjoining property line. All structures, fencing, and hens must be located on the rear 1/3rd of the property and not visible from the street. A privacy fence enclosure must surround the entire area where Chickens are kept to include the range area in order to prohibit view from adjoining neighbors. A landscape plan must be submitted with the proposal to the ACC. A plan showing the location, design of the hen house, and enclosure to include materials used in its construction must be approved by the ACC for each property prior to its construction. Male chickens (roosters) are prohibited.*

**Please check one box below to cast your vote.**

**I vote FOR Changing the Wording of 4.D. of the First Amended and Restated Declaration of Covenants, Conditions, Reservations and Restrictions of the River Place Subdivision.**

**I vote AGAINST Changing the Wording of 4.D. of the First Amended and Restated Declaration of Covenants, Conditions, Reservations and Restrictions of the River Place Subdivision.**

# River Place POA

3363 University Drive East, Suite 215  
Bryan, TX 77802  
979-764-2500

## 2022 ANNUAL MEETING PROXY

If you are unable to attend the Annual Meeting on November 17<sup>th</sup>, 2022 in person, do not wish to vote via Absentee Ballot, and you wish to designate someone else to cast a vote in your stead, please complete the proxy below assigning your vote to another person or Association member who can attend. Your proxy may be another Association member, a family member, a member of the Board of Directors, or any other adult of your choice. Please note: Anyone voting who is NOT listed on the property deed of record MUST have a signed proxy in order to cast a ballot.

***Proxy form must be hand carried to the meeting by the Proxy.***

***If assigning your proxy to a Director, please name the Director below and Email form to [riverplace@bealbcs.com](mailto:riverplace@bealbcs.com) or Mail to 3363 University Drive, Suite 215, Bryan, TX 77802 (if mailed must be postmarked on or before November 10<sup>th</sup>, 2022)***

Please Print Clearly

Property Address: \_\_\_\_\_

Printed Name of Owner(s): \_\_\_\_\_

Signature of Owner: (Must be Signed to be Valid) \_\_\_\_\_

Dated this \_\_\_\_\_ Day of \_\_\_\_\_, 2022.

---

### **2022 Annual Membership Meeting Proxy**

The above signed hereby appoints: (Name of person who will be attending): \_\_\_\_\_, as their agent, and in their name and stead, to vote as their Proxy at the 2022 annual meeting of the River Place Property Owners Association, Inc., according to the percentage of votes assigned to them, to act for them on all matters that come before the membership at the meeting as fully as if they were present. This proxy applies to the November 17th, 2022 annual meeting and may be revoked by the above signed owner, in writing, at any time prior to the meeting.

For multiple parcels Owned, please list each address separately above or complete a separate Proxy form for each parcel owned.

***Proxy form must be hand carried to the meeting by the Proxy.***