

AMENDMENT NUMBER ONE TO THE  
FIRST AMENDED AND RESTATED DECLARATION  
OF COVENANTS, CONDITIONS RESERVATIONS AND RESTRICTIONS  
OF THE RIVER PLACE SUBDIVISION

THE STATE OF TEXAS           §  
  §  
COUNTY OF BRAZOS           §

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This Amendment Number One (the "Amendment") to the First Amended and Restated Declaration of Covenants, Conditions Reservations and Restrictions of the River Place Subdivision (the "Declaration") is made by Owners of at least a majority, fifty percent (50%) plus one (1), of the LOTS in the River Place Subdivision (as same is defined in the Declaration), and shall be effective upon recording in the Real Property Records of Brazos County, Texas.

Existing SECTION III, RESTRICTIONS, Paragraph 4. GENERAL RESTRICTIONS, SUB-PARAGRAPH D. is deleted in its entirety and replaced with the following new SECTION III, RESTRICTIONS, Paragraph 4. GENERAL RESTRICTIONS, SUB-PARAGRAPH D.

- D. 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) per every one (1) acre or fraction of an acre in said LOT. No LOT shall have more than 12 Animal Units, regardless of size of acreage. One Animal Unit (AU) is defined as:

1 Cow = 1 AU

1 Horse = 1 AU

1 Dog or Cat = 1/2 AU (Maximum 4 dogs or cats)

1 Chicken = 1/9 AU (Maximum 9 chickens)

There will be no swine, ducks, geese, goats, or sheep allowed or otherwise kept 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 a leash, held by a responsible person, penned, and/or confined to the OWNER'S property. No Dogs shall be allowed to run loose.

A LOT that contains a single-family residential home may keep up to a maximum of nine (9) domestic female Chickens (hens) on that LOT, contingent on the following requirements:

**One Henhouse Only.** A resident with multiple LOTs is limited to one henhouse.

**Personal Use Only.** Hens must be used solely for personal egg production. All hens and eggs produced are for personal consumption only and are never to be sold.

**Henhouse Enclosure.** A humane and properly constructed henhouse, 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 maintains confinement and prevents entry of predatory animals such as foxes or hawks. 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. The henhouse enclosure must provide access for proper cleaning and maintenance. The henhouse enclosure must provide protection from extreme temperatures, including but not limited to insulation, ventilation, and drainage.

Henhouses must include laying boxes of a minimum surface of twelve (12) inches by twelve (12) inches per chicken. The laying boxes must be regularly bedded with sawdust, straw, or like material.

All henhouse enclosures, including but not limited to structures and fencing, shall be constructed or repaired so as to prevent rats, mice, or other rodents from being harbored underneath, within, or within the walls of the enclosure.

All henhouses must be properly maintained in a safe, clean, sanitary, and substantial condition that poses no health threat to the Chickens or to RIVER PLACE residents, and does not create a public nuisance.

**Rodent Controls.** All feed and other items associated with the keeping of said 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 those feed and items.

**Disposal of Chicken Waste and Manure.** Waste products, including but not limited to chicken manure and bedding materials, generated from the raising of chickens, shall be disposed of in a safe manner that will not endanger the health or welfare of RIVER PLACE residents. When possible and not a public eyesore, the waste products can be composted on-site by the owner. If on-site composting is impractical, the waste products shall be double-bagged by the owner in plastic bags, and the plastic bag placed in the rollout household garbage container, for weekly disposal along with the regular household trash.

**Fence Surrounding Henhouse.** 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.

**Henhouse Location.** All henhouses shall be a minimum of twenty-five (25) feet away from any adjoining property line. All henhouse structures, fencing, and hens must be located in the rear half (1/2) of the LOT property and not be 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.

**Landscape Plan.** A landscape plan must be submitted, along with a proposal to keep Chickens, to the RIVER PLACE Architectural Control Committee (the "COMMITTEE"). A landscape plan showing the proposed henhouse location, design of the henhouse, and enclosure, to include materials used in its construction, must be approved by the COMMITTEE for each property prior to its construction.

**No Roosters.** Male chickens (roosters) are prohibited.

This First Amendment to the First Amended and Restated Declaration of Covenants, Conditions Reservations and Restrictions of the River Place Subdivision has been approved by the undersigned OWNERS of at least a majority of the LOTS in the RIVER PLACE SUBDIVISION.

**CERTIFICATION**

I hereby certify that, as Secretary of the River Place Property Owners' Association, d/b/a River Place Association, the foregoing First Amendment to the First Amended and Restated Declaration of Covenants, Conditions Reservations and Restrictions of the River Place Subdivision has been approved by the undersigned OWNERS of at least a majority of the LOTS in the RIVER PLACE SUBDNISION.

DATED, this the 15 day of May, 2023.

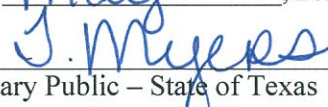


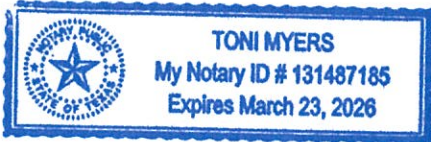
Print Name: Rebecca Huggins  
Title: SECRETARY

STATE OF TEXAS     §  
                                  §  
COUNTY OF BRAZOS §

BEFORE ME, on this day personally appeared Rebecca Huggins the Secretary of River Place Property Owners' Association, Inc., d/b/a River Place Association known by me to be the person whose name is subscribed to this instrument, and acknowledged to me that s/he executed the same for the purposes herein expressed and in the capacity herein stated, and as the act and deed of said corporation.

Given under my hand and seal this the 15<sup>th</sup> day of May, 2023.

  
\_\_\_\_\_  
Notary Public – State of Texas



OWNERS' SIGNATURE PAGES FOLLOW THIS PAGE

**OWNERS' APPROVAL**

WHEREAS, I/we, the undersigned record owners (hereinafter the "Owners" whether one or more) of the real property described below, hereby acknowledge and approve the First Amendment to the First Amended and Restated Declaration of Covenants, Conditions Reservations and Restrictions of River Place Subdivision to which this Owners' Approval is attached:

**PROPERTY:**

Lot 1, Block 1, River Place Phase 1

**OWNER:**

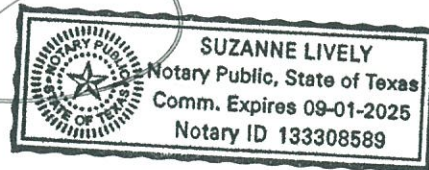
Signature: *Judith Spohn*  
Print Name: JUDITH SPOHN  
Address: 6901 RIVER PLACE COURT  
City, State: COLLEGE STATION, TX 77845  
Date: 4-26-23

ACKNOWLEDGEMENT

STATE OF TEXAS §  
COUNTY OF BRAZOS §

The First Amendment to the First Amended and Restated Declaration of Covenants, Conditions Reservations and Restrictions of River Place Subdivision was approved and acknowledged by Suzanne Lively before me the undersigned authority on this 26<sup>th</sup> day of April, 2023

*Suzanne Lively*  
Notary Public - State of Texas



**OWNERS' APPROVAL**

WHEREAS, I/we, the undersigned record owners (hereinafter the "Owners" whether one or more) of the real property described below, hereby acknowledge and approve the First Amendment to the First Amended and Restated Declaration of Covenants, Conditions Reservations and Restrictions of River Place Subdivision to which this Owners' Approval is attached:

**PROPERTY:**

Lot 2, Block 1, River Place Phase 1

**OWNER:**

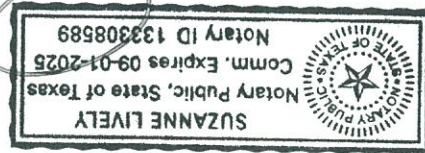
Signature: [Handwritten Signature]  
Print Name: Michael Spahn  
Address: 6901 RIVER PLACE COURT  
City, State: COLLEGE STATION, TX 77845  
Date: 4-26-23

ACKNOWLEDGEMENT

STATE OF TEXAS §  
COUNTY OF BRAZOS §

The First Amendment to the First Amended and Restated Declaration of Covenants, Conditions Reservations and Restrictions of River Place Subdivision was approved and acknowledged by Suzanne Lively before me the undersigned authority on this 26<sup>th</sup> day of April, 2023.

[Handwritten Signature]  
Notary Public - State of Texas



**OWNERS' APPROVAL**

WHEREAS, I/we, the undersigned record owners (hereinafter the "Owners" whether one or more) of the real property described below, hereby acknowledge and approve the First Amendment to the First Amended and Restated Declaration of Covenants, Conditions Reservations and Restrictions of River Place Subdivision to which this Owners' Approval is attached:

**PROPERTY:**

Lot 2, Block 2, River Place Phase 1

**OWNER:**

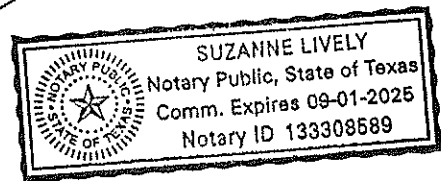
Signature: Stephanie Klein  
Print Name: Stephanie Klein  
Address: 6942 River Place Ct  
City, State: College Station, TX  
Date: 4-16-23

**ACKNOWLEDGEMENT**

STATE OF TEXAS §  
COUNTY OF BRAZOS §

The First Amendment to the First Amended and Restated Declaration of Covenants, Conditions Reservations and Restrictions of River Place Subdivision was approved and acknowledged by Suzanne Lively, before me the undersigned authority on this 16 day of April, 2023

Suzanne Lively  
Notary Public - State of Texas



**OWNERS' APPROVAL**

WHEREAS, I/we, the undersigned record owners (hereinafter the "Owners" whether one or more) of the real property described below, hereby acknowledge and approve the First Amendment to the First Amended and Restated Declaration of Covenants, Conditions Reservations and Restrictions of River Place Subdivision to which this Owners' Approval is attached:

**PROPERTY:**

Lot 3, Block 1, River Place Phase 1

**OWNER:**

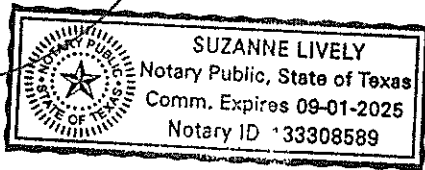
Signature: *Alex Wilson*  
Print Name: Alex Wilson  
Address: 6975 River Place G  
City, State: College Station TX  
Date: 4/17/23

**ACKNOWLEDGEMENT**

STATE OF TEXAS §  
COUNTY OF BRAZOS §

The First Amendment to the First Amended and Restated Declaration of Covenants. Conditions Reservations and Restrictions of River Place Subdivision was approved and acknowledged by Suzanne Lively, before me the undersigned authority on this 17 day of April, 2023

*Suzanne Lively*  
Notary Public - State of Texas





**OWNERS' APPROVAL**

WHEREAS, I/we, the undersigned record owners (hereinafter the "Owners" whether one or more) of the real property described below, hereby acknowledge and approve the First Amendment to the First Amended and Restated Declaration of Covenants, Conditions Reservations and Restrictions of River Place Subdivision to which this Owners' Approval is attached:

**PROPERTY:**

Lot 3, Block 2, River Place Phase 1

**OWNER:**

Signature: *Cathy Couper*  
Print Name: Cathy Couper  
Address: 6984 River Place Ct  
City, State: College Station, TX 77805  
Date: 4/15/23

ACKNOWLEDGEMENT

STATE OF TEXAS §  
COUNTY OF BRAZOS §

The First Amendment to the First Amended and Restated Declaration of Covenants. Conditions Reservations and Restrictions of River Place Subdivision was approved and acknowledged by Suzanne Lively before me the undersigned authority on this 15 day of April, 2023.

*Suzanne Lively*  
Notary Public - State of Texas



**OWNERS' APPROVAL**

WHEREAS, I/we, the undersigned record owners (hereinafter the "Owners" whether one or more) of the real property described below, hereby acknowledge and approve the First Amendment to the First Amended and Restated Declaration of Covenants, Conditions Reservations and Restrictions of River Place Subdivision to which this Owners' Approval is attached:

**PROPERTY:**

Lot 4, Block 1, River Place Phase 1

**OWNER:**

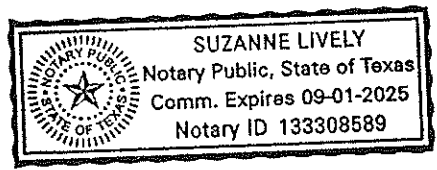
Signature: Katy Maupin  
Print Name: Katy Maupin  
Address: 7003 River Place Ct  
City, State: College Station, TX  
Date: 4/16/2023

**ACKNOWLEDGEMENT**

STATE OF TEXAS §  
COUNTY OF BRAZOS §

The First Amendment to the First Amended and Restated Declaration of Covenants. Conditions Reservations and Restrictions of River Place Subdivision was approved and acknowledged by Suzanne Lively before me the undersigned authority on this 16 day of April, 2023

Suzanne Lively  
Notary Public - State of Texas



**OWNERS' APPROVAL**

WHEREAS, I/we, the undersigned record owners (hereinafter the "Owners" whether one or more) of the real property described below, hereby acknowledge and approve the First Amendment to the First Amended and Restated Declaration of Covenants, Conditions Reservations and Restrictions of River Place Subdivision to which this Owners' Approval is attached:

**PROPERTY:**

Lot 5, Block 1, River Place Phase 1

**OWNER:**

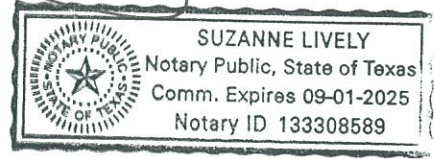
Signature: [Handwritten Signature]  
Print Name: Trish Niedmeyer  
Address: 7035 River Place Ct.  
City, State: College Station, TX 77845  
Date: 4/18/23

ACKNOWLEDGEMENT

STATE OF TEXAS §  
COUNTY OF BRAZOS §

The First Amendment to the First Amended and Restated Declaration of Covenants, Conditions Reservations and Restrictions of River Place Subdivision was approved and acknowledged by Suzanne Lively before me the undersigned authority on this 15 day of April, 2023

[Handwritten Signature]  
Notary Public - State of Texas



**OWNERS' APPROVAL**

WHEREAS, I/we, the undersigned record owners (hereinafter the "Owners" whether one or more) of the real property described below, hereby acknowledge and approve the First Amendment to the First Amended and Restated Declaration of Covenants, Conditions Reservations and Restrictions of River Place Subdivision to which this Owners' Approval is attached:

**PROPERTY:**

Lot 10, Block 1, River Place Phase 2

**OWNER:**

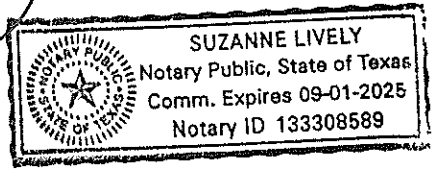
Signature: [Handwritten Signature]  
Print Name: Suzanne Lively  
Address: 7203 Lively Place CT  
City, State: College Station TX  
Date: 4-17-23

**ACKNOWLEDGEMENT**

STATE OF TEXAS §  
COUNTY OF BRAZOS §

The First Amendment to the First Amended and Restated Declaration of Covenants, Conditions Reservations and Restrictions of River Place Subdivision was approved and acknowledged by Suzanne Lively before me the undersigned authority on this 17<sup>th</sup> day of April, 2023

[Handwritten Signature]  
Notary Public - State of Texas



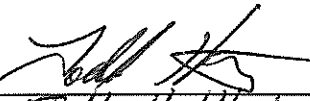
**OWNERS' APPROVAL**

WHEREAS, I/we, the undersigned record owners (hereinafter the "Owners" whether one or more) of the real property described below, hereby acknowledge and approve the First Amendment to the First Amended and Restated Declaration of Covenants, Conditions Reservations and Restrictions of River Place Subdivision to which this Owners' Approval is attached:

**PROPERTY:**

Lot 24, Block 1, River Place Phase 1

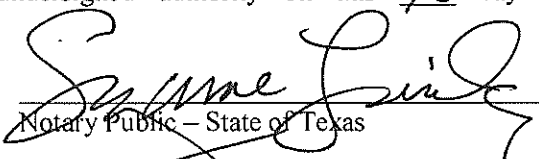
**OWNER:**

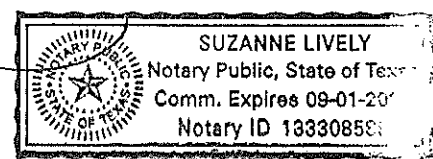
Signature:   
Print Name: Todd Huddleston  
Address: 7049 River Ridge Dr.  
City, State: College Station, TX  
Date: 4-15-23

**ACKNOWLEDGEMENT**

STATE OF TEXAS §  
COUNTY OF BRAZOS §

The First Amendment to the First Amended and Restated Declaration of Covenants. Conditions Reservations and Restrictions of River Place Subdivision was approved and acknowledged by Suzanne Lively before me the undersigned authority on this 15 day of April, 2023

  
Notary Public - State of Texas



**OWNERS' APPROVAL**

WHEREAS, I/we, the undersigned record owners (hereinafter the "Owners" whether one or more) of the real property described below, hereby acknowledge and approve the First Amendment to the First Amended and Restated Declaration of Covenants, Conditions Reservations and Restrictions of River Place Subdivision to which this Owners' Approval is attached:

**PROPERTY:**

Lot 25, Block 1A, River Place Phase I

**OWNER:**

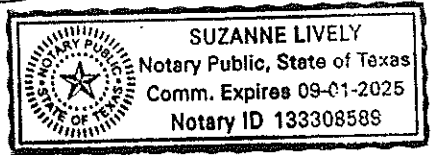
Signature: [Handwritten Signature]  
Print Name: JOHN YOUNG  
Address: 7121 RIVER PLACE  
City, State: CS, TX 77845  
Date: 4/15/23

**ACKNOWLEDGEMENT**

STATE OF TEXAS §  
COUNTY OF BRAZOS §

The First Amendment to the First Amended and Restated Declaration of Covenants, Conditions Reservations and Restrictions of River Place Subdivision was approved and acknowledged by Suzanne Lively, before me the undersigned authority on this 15 day of April, 2023.

[Handwritten Signature]  
Notary Public - State of Texas



**OWNERS' APPROVAL**

WHEREAS, I/we, the undersigned record owners (hereinafter the "Owners" whether one or more) of the real property described below, hereby acknowledge and approve the First Amendment to the First Amended and Restated Declaration of Covenants, Conditions Reservations and Restrictions of River Place Subdivision to which this Owners' Approval is attached:

**PROPERTY:**

Lot 26, Block 1, River Place Phase 1

**OWNER:**

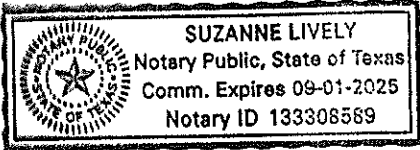
Signature: [Handwritten Signature]  
Print Name: A. J. WARD  
Address: 7323 River Ridge Dr.  
City, State: College Station TX  
Date: 4/15/23

**ACKNOWLEDGEMENT**

STATE OF TEXAS §  
COUNTY OF BRAZOS §

The First Amendment to the First Amended and Restated Declaration of Covenants, Conditions Reservations and Restrictions of River Place Subdivision was approved and acknowledged by Suzanne Lively, before me the undersigned authority on this 15 day of April, 2023.

[Handwritten Signature]  
Notary Public - State of Texas



**OWNERS' APPROVAL**

WHEREAS, I/we, the undersigned record owners (hereinafter the "Owners" whether one or more) of the real property described below, hereby acknowledge and approve the First Amendment to the First Amended and Restated Declaration of Covenants, Conditions Reservations and Restrictions of River Place Subdivision to which this Owners' Approval is attached:

**PROPERTY:**

Lot 27, Block 1, River Place Phase 1

**OWNER:**

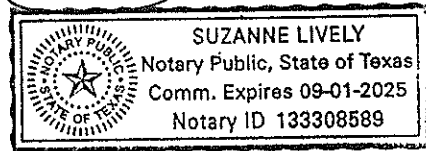
Signature: *Gregory R. Heim*  
Print Name: Gregory R. Heim  
Address: 7401 RIVER RIDGE DRIVE  
City, State: COLLEGE STATION, TX  
Date: 4/15/2023

**ACKNOWLEDGEMENT**

STATE OF TEXAS §  
COUNTY OF BRAZOS §

The First Amendment to the First Amended and Restated Declaration of Covenants, Conditions Reservations and Restrictions of River Place Subdivision was approved and acknowledged by Suzanne Lively before me the undersigned authority on this 15 day of April, 2023.

*Suzanne Lively*  
Notary Public - State of Texas





**OWNERS' APPROVAL**

WHEREAS, I/we, the undersigned record owners (hereinafter the "Owners" whether one or more) of the real property described below, hereby acknowledge and approve the First Amendment to the First Amended and Restated Declaration of Covenants, Conditions Reservations and Restrictions of River Place Subdivision to which this Owners' Approval is attached:

**PROPERTY:**

Lot 28, Block 1, River Place Phase 1

**OWNER:**

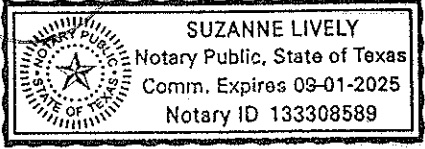
Signature: [Handwritten Signature]  
Print Name: Kristen Felts  
Address: 7453 River Ridge Dr  
City, State: College Station, TX 77845  
Date: 4-16-23

**ACKNOWLEDGEMENT**

STATE OF TEXAS       §  
COUNTY OF BRAZOS   §

The First Amendment to the First Amended and Restated Declaration of Covenants, Conditions Reservations and Restrictions of River Place Subdivision was approved and acknowledged by Suzanne Lively before me the undersigned authority on this 16 day of April, 2023

[Handwritten Signature]  
Notary Public - State of Texas



**OWNERS' APPROVAL**

WHEREAS, I/we, the undersigned record owners (hereinafter the "Owners" whether one or more) of the real property described below, hereby acknowledge and approve the First Amendment to the First Amended and Restated Declaration of Covenants, Conditions Reservations and Restrictions of River Place Subdivision to which this Owners' Approval is attached:

**PROPERTY:**

Lot 29, Block 1, River Place Phase 1

**OWNER:**

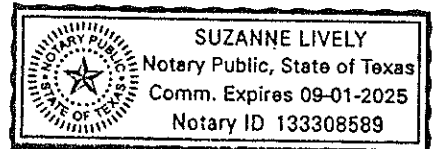
Signature: *Lafon C Lively, Jr*  
Print Name: LAFON C LIVELY, JR  
Address: 7495 River Ridge Dr  
City, State: College Station, TX 77845  
Date: 4-15-2023

**ACKNOWLEDGEMENT**

STATE OF TEXAS §  
COUNTY OF BRAZOS §

The First Amendment to the First Amended and Restated Declaration of Covenants, Conditions Reservations and Restrictions of River Place Subdivision was approved and acknowledged by Suzanne Lively, before me the undersigned authority on this 15 day of April, 2023.

*Suzanne Lively*  
Notary Public - State of Texas



**OWNERS' APPROVAL**

WHEREAS, I/we, the undersigned record owners (hereinafter the "Owners" whether one or more) of the real property described below, hereby acknowledge and approve the First Amendment to the First Amended and Restated Declaration of Covenants, Conditions Reservations and Restrictions of River Place Subdivision to which this Owners' Approval is attached:

**PROPERTY:**

Lot 33, Block 1, River Place Phase 1

OWNER:

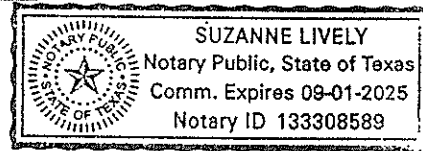
Signature: [Handwritten Signature]  
Print Name: Cory Kiechnick  
Address: 7597 River Place  
City, State: College Station, TX  
Date: 4/15/23

**ACKNOWLEDGEMENT**

STATE OF TEXAS §  
COUNTY OF BRAZOS §

The First Amendment to the First Amended and Restated Declaration of Covenants, Conditions Reservations and Restrictions of River Place Subdivision was approved and acknowledged by Suzanne Lively, before me the undersigned authority on this 15 day of April, 2023.

[Handwritten Signature]  
Notary Public - State of Texas



**OWNERS' APPROVAL**

WHEREAS, I/we, the undersigned record owners (hereinafter the "Owners" whether one or more) of the real property described below, hereby acknowledge and approve the First Amendment to the First Amended and Restated Declaration of Covenants, Conditions Reservations and Restrictions of River Place Subdivision to which this Owners' Approval is attached:

**PROPERTY:**

Lot 35, Block 1, River Place Phase 1

**OWNER:**

Signature: [Handwritten Signature]  
Print Name: HANK ROBERTSON  
Address: 7625 RIVER RIDGE DR  
City, State: COLLEGE STATION TX  
Date: 9/24/2023

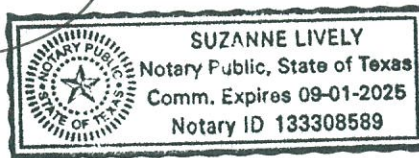
HR

**ACKNOWLEDGEMENT**

STATE OF TEXAS §  
COUNTY OF BRAZOS §

The First Amendment to the First Amended and Restated Declaration of Covenants, Conditions Reservations and Restrictions of River Place Subdivision was approved and acknowledged by Suzanne Lively, before me the undersigned authority on this 24<sup>th</sup> day of April, 2023

[Handwritten Signature]  
Notary Public - State of Texas



**OWNERS' APPROVAL**

WHEREAS, I/we, the undersigned record owners (hereinafter the "Owners" whether one or more) of the real property described below, hereby acknowledge and approve the First Amendment to the First Amended and Restated Declaration of Covenants, Conditions Reservations and Restrictions of River Place Subdivision to which this Owners' Approval is attached:

**PROPERTY:**

Lot 37, Block 1, River Place Phase 1

**OWNER:**

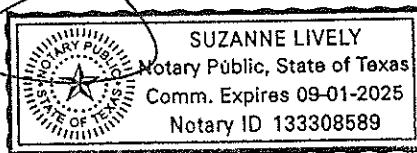
Signature: Raul Arellano  
Print Name: Raul Arellano  
Address: 7600 River Ridge Dr  
City, State: College Station  
Date: 4-15-2023

**ACKNOWLEDGEMENT**

STATE OF TEXAS §  
COUNTY OF BRAZOS §

The First Amendment to the First Amended and Restated Declaration of Covenants, Conditions Reservations and Restrictions of River Place Subdivision was approved and acknowledged by Suzanne Lively, before me the undersigned authority on this 15 day of April, 2023

Suzanne Lively  
Notary Public - State of Texas



**OWNERS' APPROVAL**

WHEREAS, I/we, the undersigned record owners (hereinafter the "Owners" whether one or more) of the real property described below, hereby acknowledge and approve the First Amendment to the First Amended and Restated Declaration of Covenants, Conditions Reservations and Restrictions of River Place Subdivision to which this Owners' Approval is attached:

**PROPERTY:**

Lot 38, Block 1, River Place Phase 1

**OWNER:**

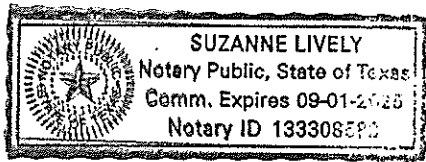
Signature: [Handwritten Signature]  
Print Name: JOHN SCHAEFFER  
Address: 7598 RIVER RIDGE  
City, State: College Station  
Date: 104 15 23

**ACKNOWLEDGEMENT**

STATE OF TEXAS §  
COUNTY OF BRAZOS §

The First Amendment to the First Amended and Restated Declaration of Covenants, Conditions Reservations and Restrictions of River Place Subdivision was approved and acknowledged by Suzanne Lively, before me the undersigned authority on this 15 day of April, 2023.

[Handwritten Signature]  
Notary Public - State of Texas



**OWNERS' APPROVAL**

WHEREAS, I/we, the undersigned record owners (hereinafter the "Owners" whether one or more) of the real property described below, hereby acknowledge and approve the First Amendment to the First Amended and Restated Declaration of Covenants, Conditions Reservations and Restrictions of River Place Subdivision to which this Owners' Approval is attached:

**PROPERTY:**

Lot 41, Block 1, River Place Phase 1

**OWNER:**

Signature: S Barr  
Print Name: Sarah Barr  
Address: 7532 River Ridge Dr.  
City, State: College Station, Tx 77845  
Date: 4/16/2023

ACKNOWLEDGEMENT

STATE OF TEXAS §  
COUNTY OF BRAZOS §

The First Amendment to the First Amended and Restated Declaration of Covenants. Conditions Reservations and Restrictions of River Place Subdivision was approved and acknowledged by Suzanne Lively, before me the undersigned authority on this 16 day of April, 2023

Suzanne Lively  
Notary Public - State of Texas



**OWNERS' APPROVAL**

WHEREAS, I/we, the undersigned record owners (hereinafter the "Owners" whether one or more) of the real property described below, hereby acknowledge and approve the First Amendment to the First Amended and Restated Declaration of Covenants, Conditions Reservations and Restrictions of River Place Subdivision to which this Owners' Approval is attached:

**PROPERTY:**

Lot 42, Block 1, River Place Phase 1

**OWNER:**

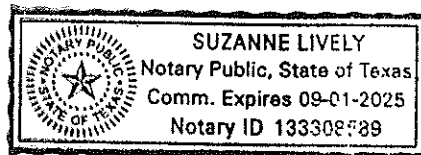
Signature: [Handwritten Signature]  
Print Name: Josh Debra  
Address: 7510 River Ridge Dr  
City, State: College Station TX  
Date: 4-15-23

**ACKNOWLEDGEMENT**

STATE OF TEXAS §  
COUNTY OF BRAZOS §

The First Amendment to the First Amended and Restated Declaration of Covenants, Conditions Reservations and Restrictions of River Place Subdivision was approved and acknowledged by Suzanne Lively before me the undersigned authority on this 15 day of April, 2023

[Handwritten Signature]  
Notary Public - State of Texas





**OWNERS' APPROVAL**

WHEREAS, I/we, the undersigned record owners (hereinafter the "Owners" whether one or more) of the real property described below, hereby acknowledge and approve the First Amendment to the First Amended and Restated Declaration of Covenants, Conditions Reservations and Restrictions of River Place Subdivision to which this Owners' Approval is attached:

**PROPERTY:**

Lot 43, Block 1, River Place Phase 1

**OWNER:**

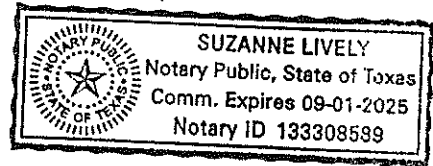
Signature: [Handwritten Signature]  
Print Name: Josh Debus  
Address: 7510 River Ridge Dr  
City, State: College Station TX  
Date: 4-15-23

**ACKNOWLEDGEMENT**

STATE OF TEXAS §  
COUNTY OF BRAZOS §

The First Amendment to the First Amended and Restated Declaration of Covenants, Conditions Reservations and Restrictions of River Place Subdivision was approved and acknowledged by Suzanne Lively before me the undersigned authority on this 15 day of April, 2023.

[Handwritten Signature]  
Notary Public - State of Texas



**OWNERS' APPROVAL**

WHEREAS, I/we, the undersigned record owners (hereinafter the "Owners" whether one or more) of the real property described below, hereby acknowledge and approve the First Amendment to the First Amended and Restated Declaration of Covenants, Conditions Reservations and Restrictions of River Place Subdivision to which this Owners' Approval is attached:

**PROPERTY:**

Lot 44, Block 1, River Place Phase 1

**OWNER:**

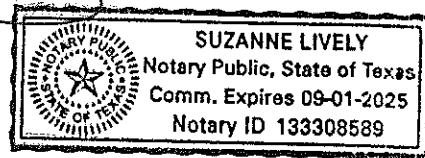
Signature: [Handwritten Signature]  
Print Name: Josh Debo  
Address: 7510 River Ridge  
City, State: College Station TX  
Date: 4-15-23

**ACKNOWLEDGEMENT**

STATE OF TEXAS §  
COUNTY OF BRAZOS §

The First Amendment to the First Amended and Restated Declaration of Covenants, Conditions Reservations and Restrictions of River Place Subdivision was approved and acknowledged by Suzanne Lively before me the undersigned authority on this 15 day of April, 2023.

[Handwritten Signature]  
Notary Public - State of Texas



**OWNERS' APPROVAL**

WHEREAS, I/we, the undersigned record owners (hereinafter the "Owners" whether one or more) of the real property described below, hereby acknowledge and approve the First Amendment to the First Amended and Restated Declaration of Covenants, Conditions Reservations and Restrictions of River Place Subdivision to which this Owners' Approval is attached:

**PROPERTY:**

Lot 45 R, Block 1, River Place Phase 1

**OWNER:**

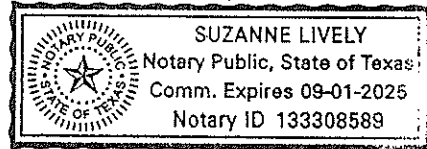
Signature: *Jason Devore*  
Print Name: JASON DEVORE  
Address: 7251 River Ridge Drive  
City, State: College Station, TX 77845  
Date: 4.15.2023

**ACKNOWLEDGEMENT**

STATE OF TEXAS §  
COUNTY OF BRAZOS §

The First Amendment to the First Amended and Restated Declaration of Covenants, Conditions Reservations and Restrictions, of River Place Subdivision was approved and acknowledged by Suzanne Lively before me the undersigned authority on this 15 day of April, 2023

*Suzanne Lively*  
Notary Public - State of Texas



**OWNERS' APPROVAL**

WHEREAS, I/we, the undersigned record owners (hereinafter the "Owners" whether one or more) of the real property described below, hereby acknowledge and approve the First Amendment to the First Amended and Restated Declaration of Covenants, Conditions Reservations and Restrictions of River Place Subdivision to which this Owners' Approval is attached:

**PROPERTY:**

Lot 62, Block 1, River Place Phase 2

**OWNER:**

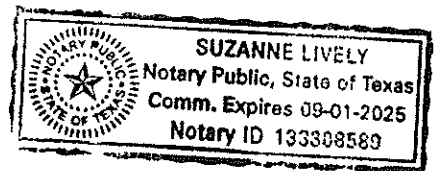
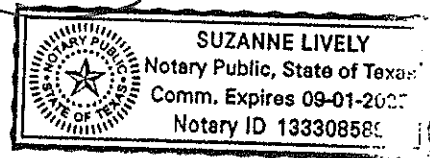
Signature: [Handwritten Signature]  
Print Name: JERI JERNISS-FLABOWSKI  
Address: 7077 RIVER PLACE CT  
City, State: COLLEGE STATION TX  
Date: 4-15-2023

**ACKNOWLEDGEMENT**

STATE OF TEXAS §  
COUNTY OF BRAZOS §

The First Amendment to the First Amended and Restated Declaration of Covenants, Conditions Reservations and Restrictions of River Place Subdivision was approved and acknowledged by Suzanne Lively before me the undersigned authority on this 15 day of April, 2023.

[Handwritten Signature]  
Notary Public - State of Texas



**OWNERS' APPROVAL**

WHEREAS, I/we, the undersigned record owners (hereinafter the "Owners" whether one or more) of the real property described below, hereby acknowledge and approve the First Amendment to the First Amended and Restated Declaration of Covenants, Conditions Reservations and Restrictions of River Place Subdivision to which this Owners' Approval is attached:

**PROPERTY:**

Lot 12, Block 1, River Place Phase 2

**OWNER:**

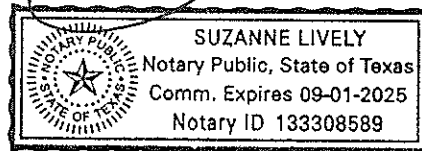
Signature: [Handwritten Signature]  
Print Name: Svetlana Satchishvili  
Address: 7207 River Place  
City, State: College Station, TX 77845  
Date: 04/15/2022

**ACKNOWLEDGEMENT**

STATE OF TEXAS §  
COUNTY OF BRAZOS §

The First Amendment to the First Amended and Restated Declaration of Covenants, Conditions Reservations and Restrictions of River Place Subdivision was approved and acknowledged by Suzanne Lively before me the undersigned authority on this 15 day of April, 2022

[Handwritten Signature]  
Notary Public - State of Texas



**OWNERS' APPROVAL**

WHEREAS, I/we, the undersigned record owners (hereinafter the "Owners" whether one or more) of the real property described below, hereby acknowledge and approve the First Amendment to the First Amended and Restated Declaration of Covenants, Conditions Reservations and Restrictions of River Place Subdivision to which this Owners' Approval is attached:

**PROPERTY:**

Lot 13, Block 1, River Place Phase 2

**OWNER:**

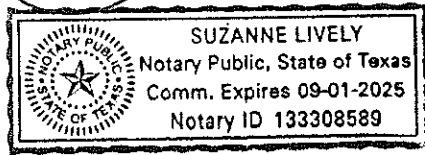
Signature: [Signature]  
Print Name: Luis BRAZ-DUINO  
Address: 7299 RIVER PLACE CT.  
City, State: COLLEGE STATION, TEXAS  
Date: 4/15/23

**ACKNOWLEDGEMENT**

STATE OF TEXAS §  
COUNTY OF BRAZOS §

The First Amendment to the First Amended and Restated Declaration of Covenants. Conditions Reservations and Restrictions of River Place Subdivision was approved and acknowledged by Suzanne Lively, before me the undersigned authority on this 15 day of April, 2023

[Signature]  
Notary Public - State of Texas



**OWNERS' APPROVAL**

WHEREAS, I/we, the undersigned record owners (hereinafter the "Owners" whether one or more) of the real property described below, hereby acknowledge and approve the First Amendment to the First Amended and Restated Declaration of Covenants, Conditions Reservations and Restrictions of River Place Subdivision to which this Owners' Approval is attached:

**PROPERTY:**

Lot 15R, Block 1, River Place Phase 2

**OWNER:**

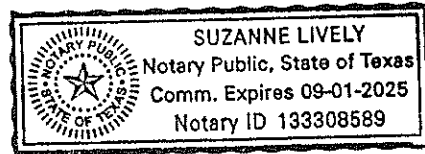
Signature: [Handwritten Signature]  
Print Name: Janna M. Calk  
Address: 7352 River Place Ct  
City, State: Collyer Station TX  
Date: 4/15/23

**ACKNOWLEDGEMENT**

STATE OF TEXAS §  
COUNTY OF BRAZOS §

The First Amendment to the First Amended and Restated Declaration of Covenants, Conditions Reservations and Restrictions of River Place Subdivision was approved and acknowledged by Suzanne Lively before me the undersigned authority on this 15 day of April, 2023

[Handwritten Signature]  
Notary Public - State of Texas



**OWNERS' APPROVAL**

WHEREAS, I/we, the undersigned record owners (hereinafter the "Owners" whether one or more) of the real property described below, hereby acknowledge and approve the First Amendment to the First Amended and Restated Declaration of Covenants, Conditions Reservations and Restrictions of River Place Subdivision to which this Owners' Approval is attached:

**PROPERTY:**

Lot 18, Block 1, River Place Phase 2

**OWNER:**

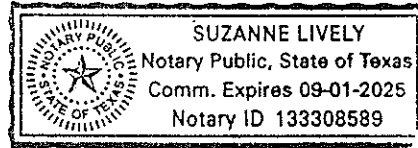
Signature: [Signature]  
Print Name: Bryce Kennemer  
Address: 7234 River Place Ct  
City, State: 1011428 Station, TX  
Date: 4/15/23

**ACKNOWLEDGEMENT**

STATE OF TEXAS §  
COUNTY OF BRAZOS §

The First Amendment to the First Amended and Restated Declaration of Covenants. Conditions Reservations and Restrictions of River Place Subdivision was approved and acknowledged by Suzanne Lively before me the undersigned authority on this 15 day of April, 2023

[Signature]  
Notary Public - State of Texas





**OWNERS' APPROVAL**

WHEREAS, I/we, the undersigned record owners (hereinafter the "Owners" whether one or more) of the real property described below, hereby acknowledge and approve the First Amendment to the First Amended and Restated Declaration of Covenants, Conditions Reservations and Restrictions of River Place Subdivision to which this Owners' Approval is attached:

**PROPERTY:**

Lot 23, Block 1, River Place Phase 2

**OWNER:**

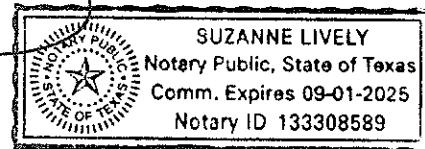
Signature: *Scott Kumban*  
Print Name: SCOTT KUMBAN  
Address: 7100 RIVER PLACE CT  
City, State: CS TX  
Date: 4/15/23

**ACKNOWLEDGEMENT**

STATE OF TEXAS §  
COUNTY OF BRAZOS §

The First Amendment to the First Amended and Restated Declaration of Covenants, Conditions Reservations and Restrictions, of River Place Subdivision was approved and acknowledged by Suzanne Lively before me the undersigned authority on this 15 day of April, 2023

*Suzanne Lively*  
Notary Public - State of Texas



**OWNERS' APPROVAL**

WHEREAS, I/we, the undersigned record owners (hereinafter the "Owners" whether one or more) of the real property described below, hereby acknowledge and approve the First Amendment to the First Amended and Restated Declaration of Covenants, Conditions Reservations and Restrictions of River Place Subdivision to which this Owners' Approval is attached:

**PROPERTY:**

Lot 8, Block 1, River Place Phase 2

**OWNER:**

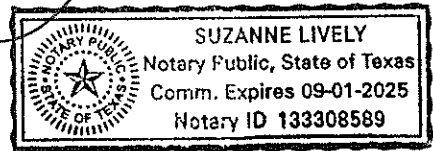
Signature: [Handwritten Signature]  
Print Name: COOLY MATTHEW  
Address: 7153 RIVER PLACE CT  
City, State: COLLEGE STATION TX  
Date: 4/17/23

**ACKNOWLEDGEMENT**

STATE OF TEXAS §  
COUNTY OF BRAZOS §

The First Amendment to the First Amended and Restated Declaration of Covenants, Conditions Reservations and Restrictions of River Place Subdivision was approved and acknowledged by Suzanne Lively before me the undersigned authority on this 17 day of April, 2023

[Handwritten Signature]  
Notary Public - State of Texas



**OWNERS' APPROVAL**

WHEREAS, I/we, the undersigned record owners (hereinafter the "Owners" whether one or more) of the real property described below, hereby acknowledge and approve the First Amendment to the First Amended and Restated Declaration of Covenants, Conditions Reservations and Restrictions of River Place Subdivision to which this Owners' Approval is attached:

**PROPERTY:**

Lot 20, Block 1, River Place Phase 3

**OWNER:**

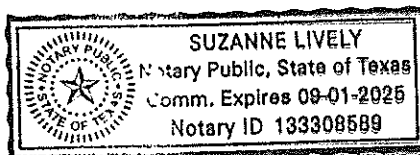
Signature: [Signature]  
Print Name: Jason Beasley  
Address: 7176 River Place  
City, State: College Station, Tx  
Date: 4/11/08

**ACKNOWLEDGEMENT**

STATE OF TEXAS §  
COUNTY OF BRAZOS §

The First Amendment to the First Amended and Restated Declaration of Covenants, Conditions Reservations and Restrictions of River Place Subdivision was approved and acknowledged by Suzanne Lively, before me the undersigned authority on this 17<sup>th</sup> day of April, 2008

[Signature]  
Notary Public - State of Texas



**OWNERS' APPROVAL**

WHEREAS, I/we, the undersigned record owners (hereinafter the "Owners" whether one or more) of the real property described below, hereby acknowledge and approve the First Amendment to the First Amended and Restated Declaration of Covenants, Conditions Reservations and Restrictions of River Place Subdivision to which this Owners' Approval is attached:

**PROPERTY:**

Lot 19, Block 1, River Place Phase 3

**OWNER:**

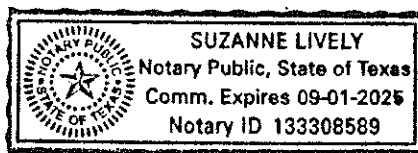
Signature: [Signature]  
Print Name: Bryce Kennamer  
Address: 7202 River Place Ct.  
City, State: Colley, Tx 77845  
Date: 4/15/23

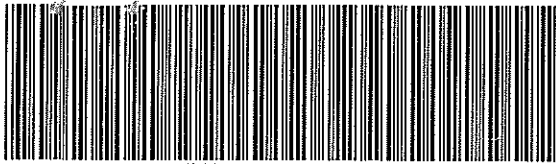
**ACKNOWLEDGEMENT**

STATE OF TEXAS §  
COUNTY OF BRAZOS §

The First Amendment to the First Amended and Restated Declaration of Covenants, Conditions Reservations and Restrictions of River Place Subdivision was approved and acknowledged by Suzanne Lively, before me the undersigned authority on this 15 day of April, 2023

[Signature]  
Notary Public - State of Texas





\*VG-267-2023-1502504\*

Brazos County  
Karen McQueen  
County Clerk

**Instrument Number:** 1502504

Volume : 18633

Real Property Recordings

Recorded On: May 18, 2023 12:51 PM

Number of Pages: 37

**" Examined and Charged as Follows: "**

Total Recording: \$166.00

\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

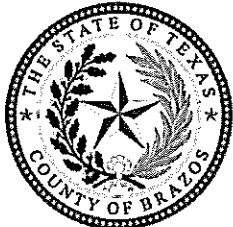
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 1502504  
Receipt Number: 20230518000077  
Recorded Date/Time: May 18, 2023 12:51 PM  
User: Lana G  
Station: CCLERK08

**Record and Return To:**

BEAL PROPERTIES  
3363 UNIVERSITY DRIVE EAST, STE 215  
BRYAN TX 77802



STATE OF TEXAS  
COUNTY OF BRAZOS

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Public Records of Brazos County, Texas.

Karen McQueen  
County Clerk  
Brazos County, TX