

**** Electronically Filed Document ****

**Brazos County, TX
Karen McQueen
County Clerk**

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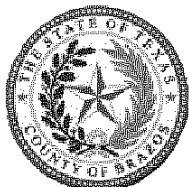
Parties:

**Direct- RIVER PLACE PROPERTY OWNERS ASSN INC
Indirect- PUBLIC**

**Receipt Number: 455512
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***** 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.



I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public records of BRAZOS COUNTY, TEXAS

Honorable Karen McQueen, County Clerk, Brazos County

RIVER PLACE PROPERTY OWNERS' ASSOCIATION, INC.

BOARD MEETING POLICY

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

WHEREAS, the property encumbered by this Board Meeting Policy ("Policy") is that property restricted by the Declaration of Covenants, Conditions Reservations and Restrictions of River Place Subdivision Phase I, Declaration of Covenants, Conditions Reservations and Restrictions of River Place Subdivision Phase II, and Declaration of Covenants, Conditions Reservations and Restrictions of River Place Subdivision Phase III recorded respectively under Brazos County Documents Numbers 0726276, 0747254, and 00756617 as same have been or may be amended from time to time (collectively the "Declaration"), and any other property which has been or may be subsequently annexed thereto and made subject to the authority of the River Place Property Owners' Association, Inc. (the "Association"); and

WHEREAS, pursuant to the Declaration, the Board of Directors (the "Board") of the Association hereby adopts this Policy for the purposes of establishing a uniform and systematic procedure regarding the conduct and notice of Board meetings that are open to the Members pursuant to Texas law; and

WHEREAS, reference is hereby made to the Declaration for all purposes, and any and all capitalized terms used herein shall have the meanings set forth in the Declaration, unless otherwise specified in this Policy; and

WHEREAS, in the event of a conflict between the terms of this Policy and any previously adopted rules and/or policies addressing the notice and conduct of Board meetings as set forth herein, this Policy shall control.

NOW, THEREFORE, IT IS RESOLVED, that the following Policy is hereby adopted by the Board:

I. NOTICE OF BOARD MEETINGS

The Members shall be notified of regular or special Board meetings in the following manner:

1. The notice shall contain the date, hour, place and general subject of a regular or special Board meeting, including a general description of any matter to be brought up for deliberation in executive session;
2. The notice shall be posted at least 72 hours before the start of the meeting by posting the notice at one or both of the following locations:

- a. At a location reasonably designed to provide notice to the members of the association; or
 - b. On any internet website maintained by the Association.
3. The notice will also be e-mailed to each Member who has registered their e-mail address with the Association. Members are responsible for keeping an updated e-mail address registered with the Association.

II. MEMBERS' TIME PRIOR TO BOARD MEETING

Time will be set aside prior to the start of the regular or special Board meeting for the purpose of allowing Members to address the Board in person and in a public forum in order to express their views and opinions on the affairs of the subdivision and other matters of interest.

1. Notice.

The Notice of regular or special Board meetings will include 10 minutes (unless otherwise determined by the Board President) set aside by the Board, prior to the Board meeting, for input from Members. The Board meeting will convene at the time set forth in the Notice.

2. Procedure.

- a. Any Member (or other party at the Board's discretion) may address the Board once during the Member's allotted time. Members wishing to speak should advise the property manager or Board before the start of the meeting, or request permission to speak before the Members' allotted time ends.
- b. The Member must include in their request to speak the following information: name, address, phone number, email (if any) and topic of discussion.
- c. Each Member will be allowed approximately 3 minutes to speak. Depending on the number of Members wishing to speak, the President (or his/her designee) may adjust the time allotted for each Member. A Member may not yield his/her allotted time to any other person.
- d. No Member shall otherwise speak at any Board meeting open to the Members unless recognized by the President (or his/her designee).
- e. Members shall refrain from obscenity, vulgarity, or any breach of respect. Improper or disrespectful conduct shall result in the immediate expiration of the Member's allotted time and may result in the Member's expulsion from the meeting.

3. Board's Role.

- a. The President (or his/her designee) may address a Member's comments, or allow another Board member to address the comments as appropriate.

- b. While some discussion between the Member and the Board may take place, a lengthy dialogue will be avoided.
- c. The Board may refer comments made during the Members' allotted time to an appropriate committee for review and/or action, or to be placed on a future Board agenda for discussion and/or action.
- d. Unless comments relate to matters already on agenda, or the Board adds the matter to the agenda, the Board will not address the topic at the Board meeting.

III. CONDUCT OF BOARD MEETINGS

Meetings of the Board shall be conducted as follows:

- 1. After a Board meeting is called to order, there shall be no audio or video recording of the proceedings, either by a Board member, a Member in the audience, or a Member addressing the Board pursuant to a place on the agenda.
- 2. In the event a Member refuses to stop recording the meeting upon a request from the Board, the Board may: (i) ask the Member to leave the meeting; (ii) adjourn the meeting, or (iii) adjourn into a closed session to conduct the remainder of the Board meeting excluding the Member who refuses to stop recording; provided however, that other Members present shall be entitled to attend the closed session.

Invalidation of any one or more of the provisions contained in this Policy shall in no way affect any of the other dedicatory instruments governing the River Place subdivision, which shall remain in full force and effect.

CERTIFICATION

I hereby certify that, as Secretary of the River Place Property Owners' Association, Inc., the foregoing Board Meeting Policy was approved by at least a majority of the Directors, on the 3rd day of December, 2012, at a meeting of the Board of Directors at which a quorum was present.

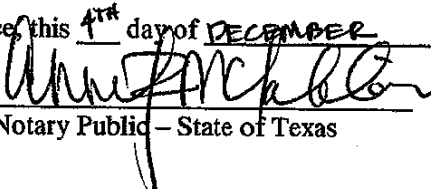
DATED this the 4th day of December, 2012.

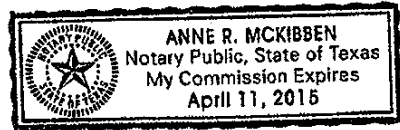

Print Name: Brian Rutherford
Title: Secretary

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

BEFORE ME, on this day personally appeared ~~BRIAN RUTHERFORD~~, the Secretary of the River Place Property Owners' Association, Inc., 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 of office, this 4th day of DECEMBER, 2012.


Notary Public - State of Texas



After Recording Please Return To:
Stephanie L. Quade
Roberts Markel Weinberg P.C.
2800 Post Oak Blvd., 57th Floor
Houston, TX 77056