

**** Electronically Filed Document ****

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

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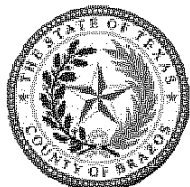
Parties:

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

**Receipt Number: 497634
Processed By: Susie Cohen**

***** 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.
DOCUMENT RETENTION POLICY

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

WHEREAS, the property encumbered by this Document Retention Policy ("Policy") is that property restricted by the Covenants, Conditions and Restrictions of River Place Subdivision Phase I, recorded under Brazos County Clerk's File No. 0726276, as same has been or may be amended from time to time ("Phase I Declaration"), by the Covenants, Conditions and Restrictions of River Place Subdivision Phase II, recorded under Brazos County Clerk's File No. 074754, as same has been or may be amended from time to time ("Phase II Declaration"), by the Covenants, Conditions and Restrictions of River Place Subdivision Phase III, recorded under Brazos County Clerk's File No. 00756617, as same has been or may be amended from time to time ("Phase III Declaration"), and any other property which has been or may be annexed thereto and made subject to the authority of the River Place Property Owners Association, Inc., d/b/a River Place Association, a Texas non-profit corporation ("Association"), which property is collectively referred to as the "Subdivision"; and

WHEREAS, the Phase I Declaration, the Phase II Declaration and the Phase III Declaration, as have been or may be amended or supplemented from time to time, are collectively referred to herein as the "Declaration"; and

WHEREAS, pursuant to Chapter 209 of the Texas Property Code, the Board of Directors (the "Board") of the Association hereby adopts this Policy for the purposes of prescribing the document retention policy pursuant to Section 209.005 of the Texas Property Code; and

WHEREAS, the Board has determined that it is in the best interest of the Association to establish this Policy concerning the retention of records of the Association.

NOW, THEREFORE, the Association does hereby adopt this Document Retention Policy, which shall run with the land and be binding on all owners and lots within the subdivision. This Policy shall become effective upon recording of same. After the effective date, this Policy shall replace any previously recorded or implemented policy that addresses the subjects contained herein.

This Policy provides for the future systematic review, retention, and destruction of documents received or created by the Association in connection with the transaction of the Association's business. This Policy covers all records and documents, regardless of physical form, and contains guidelines for how long certain documents should be kept and how records should be destroyed.

The Association retains specific documents for the time periods outlined in the attached Exhibit "A." Documents that may not be specifically listed will be retained for the time period

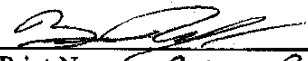
of the documents most closely related to those listed in the schedule. Electronic documents will be retained as if they were paper documents. Therefore, any electronic files that fall into one of the document types on the attached Exhibit "A" will be maintained for the identified time period.

The custodian of records of the Association is responsible for the ongoing process of identifying the Association's records which have met the required retention period and overseeing their destruction. Destruction of any physical documents will be accomplished by shredding. Destruction of any electronic records of the Association shall be made via a reasonable attempt to remove the electronic records from all known electronic locations and/or repositories.

CERTIFICATION

I hereby certify that, as Secretary of the River Place Property Owners Association, Inc., the foregoing Document Retention Policy was approved on the 24 day of January, 2014, at a meeting of the Board of Directors at which a quorum was present.

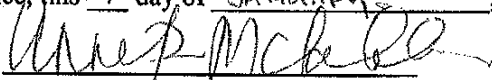
DATED this the 27 day of January, 2014.


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, in the capacity herein stated, and as the act and deed of said corporation.

Given under my hand and seal of office, this 27th day of JANUARY, 2014


Notary Public - State of Texas

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

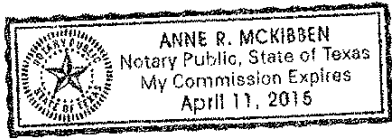


EXHIBIT "A"			
DOCUMENT RETENTION POLICY			
DOCUMENT TYPE	DEFINED	TIME PERIOD	EXCEPTION
Account Records of Current Owners	Member assessment records	Five (5) years	Unless period of ownership exceeds five (5) years, then retain last five (5) years.
Audit Records	Independent Audit Records	Seven (7) years	
Bylaws	And all amendments	Permanently	
Certificate of Formation	And all amendments	Permanently	
Contracts	Final contracts between the Association and another entity.	Later of completion of performance or expiration of the contract term plus four (4) years	
Financial Books & Records	Year End Financial Records and supporting documents	Seven (7) years	
Minutes of Board & Owners Meetings	Board minutes and written consents in lieu of a meeting; Annual member meetings	Seven (7) years	
Restrictive Covenants	And all amendments	Permanently	
Tax Returns	Federal and State Income, Franchise Tax Returns and supporting documentation	Seven (7) years	