

**** Electronically Filed Document ****

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

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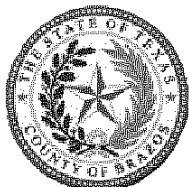
Parties:

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

**Receipt Number: 497638
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.
FLAG DISPLAY POLICY

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

WHEREAS, the property encumbered by this Flag Display 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, any reference made herein to approval by the Architectural Control Committee ("ACC"), means prior written approval by the ACC.

NOW THEREFORE, pursuant to the authority granted in Section 202.011 of the Texas Property Code, the Board of Directors ("Board"), hereby adopts this Policy, which shall run with the land and be binding on all owners and lots within the Subdivision. This Policy replaces any previously recorded or implemented policy that addresses the subjects contained herein.

I. FLAG DISPLAY

The display of flags is permitted under the following parameters:

A. NUMBER OF FLAGPOLES:

Owners may have a total of three (3) flagpoles per lot.

B. TYPES OF FLAGS:

The following flags may be displayed in accordance with this Policy:

- United States flag
- Texas flag
- Official or replica flag of a branch of the United States armed forces
- Official or replica flag of a school or university

C. TYPE/LOCATION OF FLAGPOLE:

1. A flagpole may be either freestanding or mounted to the residential structure under the following parameters:
 - a. Freestanding flagpoles:
 - (i) must not be taller than twenty feet (20') when measured from the ground level (including the pole ornamentation);
 - (ii) must be mounted on an appropriate footing;
 - (iii) are subject to ACC approval and any and all applicable zoning ordinances, easements and setbacks of record; and
 - (iv) may be placed in either:
 - (a) the back yard (preferred location);
or
 - (b) the front yard, if the lot has a front building setback line with a setback of not less than 15 feet, extending the full width of the lot between the front lot line and the front building setback line. If front building setbacks of record are greater than 15 feet, then the greater setbacks will control.
 - b. Flagpoles mounted to the residential structure:
 - (i) must be no greater than five feet (5') in length;
 - (ii) may be attached to the front or rear of the residential structure;
2. Owners are prohibited from placing a flagpole within an easement on an owner's lot, or in a location that encroaches on a setback on an owner's lot;
3. Owners are prohibited from locating a flag or flagpole on property owned or maintained by the Association; and
4. Owners are prohibited from locating a flag or flagpole on property owned in common by the members of the Association.

D. MATERIALS, MAINTENANCE AND ETIQUETTE:

1. All flagpoles must be constructed of permanent, long-lasting materials, with a finish appropriate to the materials used in the construction of the flagpole and harmonious with the dwelling;

2. All flagpoles must be installed per the manufacturer's guidelines;
3. All flags and flagpoles must be properly maintained at all times, including, but not limited to, immediate replacement of faded, frayed or torn flags and replacement of poles that are scratched, bent, rusted, faded, leaning or damaged in any way;
4. The size of the flag must be appropriate for the length of the flagpole, and the ACC shall have sole discretion as to this determination;
5. The design of school or university flags must be appropriate for display in a residential community, and the ACC shall have sole discretion as to this determination;
6. Flagpole halyards must be securely fastened at all times and must not make noise under any conditions;
7. Telescoping flagpoles must not make noise under any conditions;
8. The United States flag must be displayed in accordance with federal law, and the Texas flag must be displayed in accordance with Texas state law;
9. If evening display of the flag is desired, the flag may be lit from the base of the flagpole (maximum of two bulbs) with a total of no more than 150 watts. The light must shine directly up at the flag, and cannot cause any type of light spillover onto adjoining properties. All exterior lighting must be submitted to the ACC for prior approval;
10. Flags must be attached to a flagpole in order to be displayed; and
11. A flagpole mounted to the residential structure must be removed from view when no flag is displayed.

II. ACC APPROVAL

1. Flagpoles mounted to a residential structure do not require prior approval from the ACC if in compliance with the terms of this Policy.
2. Freestanding flagpoles require prior written approval from the ACC. Completed applications must be submitted to the ACC in accordance with the following:
 - a. If a back yard location is desired, an application must be submitted with a copy of the applicable plat or survey showing the proposed location of the freestanding flagpole(s) along with pictures showing the location of the improvement and the manufacturer's brochures or sample of material, if applicable;
 - b. If a front yard location is desired, an application must be submitted with a copy of the applicable plat and/or survey indicating the front lot line, front building setback line, and proposed location of the freestanding flagpole(s), along with pictures showing the location of the improvement and the manufacturer's brochures or sample of material, if applicable;
 - c. Locations closer to the dwelling are typically preferred; and

- d. Regardless of desired location, the color of the materials being used in relation to house color, the location of the flagpole(s) in relation to the dwelling and any noise created are of specific concern.

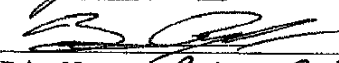
Any installation not in compliance with this Policy will be considered a violation of the dedicatory instruments governing the Subdivision.

This Flag Display Policy does not apply to property that is owned or maintained by the Association.

CERTIFICATION

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

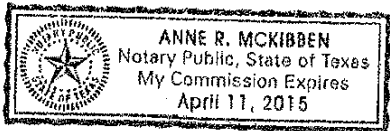
DATED, this the 27 day of January, 2014.

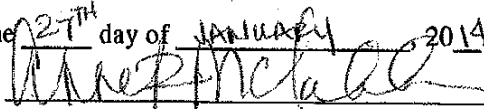

 Print Name: Brian Rutherford
 Title: Secretary

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 this the 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