

\*\*\*\* Electronically Filed Document \*\*\*\*

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

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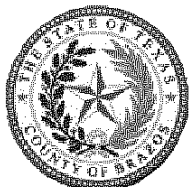
**Direct- RIVER PLACE PROPERTY OWNERS ASSN INC  
Indirect- PUBLIC**

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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.**  
**RAIN BARREL POLICY**

STATE OF TEXAS                   §  
  §  
COUNTY OF BRAZOS           §

WHEREAS, the property encumbered by this Rain Barrel 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”); 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 202.007(d) of the Texas Property Code, the Board of Directors (the “Board”), hereby adopts this Rain Barrel Policy (“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.

An application must be submitted for review by the ACC, and formal written approval from the ACC shall be required before installation may begin.

**I.     RAIN BARRELS**

**A.     Prohibited Rainwater Harvesting Systems/Rain Barrels**

Rainwater harvesting systems or rain barrels (collectively referred to herein as “Rain Barrels”) are prohibited in the following circumstances:

1. Rain Barrels that are located on property owned by the Association;

2. Rain Barrels that are located on property that is owned in common by the members of the Association;
3. Rain Barrels that are located between the front of the owner's home and an adjoining or adjacent street;
4. Rain Barrels that are of a color not consistent with the color scheme of the home; and
5. Rain Barrels that display language or content other than the manufacturer's typical display.

B. Rain Barrels Located in Area Visible from a Street, Lot, or Common Area:

Rain Barrels that are located on the side of a house or at any other location that is visible from a street, another lot, or a common area must comply with the following:

1. Rain Barrels must have adequate screening, as determined by the ACC;
2. Only commercial and professional grade Rain Barrels are permitted;
3. All Rain Barrels must be fully enclosed and have a proper screen or filter to prevent mosquito breeding and harboring; and
4. Rain Barrels may not create unsanitary conditions or be of nuisance to any neighboring properties.

## II. ACC APPROVAL

Applicant's submission of plans must include a completed application for ACC review and a site plan showing the proposed location of the improvement, along with pictures showing the location of the modification and the manufacturer's brochures or sample of material, if applicable. The color of the materials being used in relation to the house color, the visibility from public streets and neighboring properties/common areas and any noise created are of specific concern to the Association and the ACC.


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

This Rain Barrel 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 Rain Barrel 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.

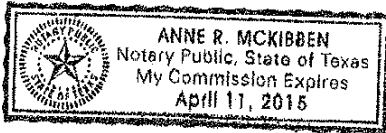
  
Print Name: Brian Rutherford  
Title: Secretary

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 27<sup>th</sup> day of JANUARY, 2014

  
Notary Public – State of Texas



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