

2005-027642

**OWNERS' FINE SCHEDULE AND RULES
FOR
RIVER PARK RANCH SUBDIVISION**

Note: Fines will be assessed 30 days after River Park Ranch Property Owners Association, Inc., or its duly authorized agent or representative, receives return-receipt from the United States Post Office of letter notifying owner of violation, assuming violation has not been corrected in the interim.

Nothing here shall be construed to require fining prior to any lawsuit, or to prohibit River Park Ranch Property Owners Association, Inc. from filing suit to enforce or enjoin violations of the restrictive covenants applicable to the Subdivision, or any other rule, regulation, bylaw, applicable law, or other governing document of the Subdivision.

Violation**Fine per day****Property not mowed****\$5.00**

Comments: Any lot or portion of any lot that has been left in its virginal state (i.e., with untouched underbrush) does not have to be mowed. Once the underbrush is removed or the lot has been mowed once, however, it must be maintained. The height of grass or underbrush must be maintained at less than fifteen (15) inches in pasture areas. All grass twenty-five (25) feet adjacent to the primary residence on a lot and from the primary residence on a lot to the road frontage must be neatly groomed and maintained at less than six (6) inches, excluding bahia seed shoots.

Fence lines not cleared**\$5.00**

Comments: Front fence lines on all lots must be cleared of weeds and grass underneath and directly adjacent to said fence. Native plants not touching the fence and decorative landscaping bushes (placed there by the homeowner) are allowed. Any native plants and/or decorative landscaping bushes must be maintained and trimmed at least quarterly.

Frontage Fence to be maintained without mold/mildew build-up **\$5.00**

Comments: White, three-rail vinyl fences along the front of any lot must be clean at all times. Mold/mildew deposits should not be visible. A letter will be sent to the owner as soon as significant deposits on portions of the fence are visible from the street.

Failure to Access Lot with Culvert **\$1.00**

Comments: Owners and/or builders may not access a lot through any ditch. Culverts must be installed on each lot to access said lot with vehicles.

Trashcans Visible from Street **\$1.00**

Comments: Trashcans and receptacles must be placed out of the line of sight from the street directly in front of a lot. Empty trashcans should be removed within 24 hours of trash pick-up.

Unapproved buildings or construction on-site **Initial \$200.00 plus \$5.00 day**

Comments: All residences, garages, barns, fencing, pools and any other form of outbuilding must be approved in writing by the Architectural Control Committee of River Park Ranch Property Owners Association, Inc. prior to beginning construction. A violation of this provision will result in fines being assessed until approval is received.

Burning of trash piles by Owner/resident **\$100.00 (per occurrence)**

Comments: Burning of trees and brush during lot clearing is permitted. Burning of fallen trees and limbs is permitted. Burning of household trash and/or garbage by an owner is not allowed. Nothing herein shall prohibit an owner from building wood campfires no larger than 10 feet in diameter and 4 feet in height for family gatherings. All fires must be attended at all times.

Completion of construction (building materials/signs) **\$5.00**

Comments: Construction sites are to be kept clean on a weekly basis. Once construction is completed on any residence or outbuilding, building material trash piles must be hauled off within two weeks. This includes approved mailboxes in place that conform to the overall design of the home and construction materials.

Failure to Timely Complete Construction **\$5.00**

Comments: In accordance with Article III of the Declaration of Covenants, Conditions and Restrictions for River Park Ranch, an owner has two years to begin construction of the primary residence on a lot, after constructing any other approved building on the lot. Also, pursuant to said Article III, an owner has twelve months to complete any building, structure, or improvement, from the commencement date of the construction. Failure to comply with these restrictions shall result in said fine. (However, Owners in Section 2 are allowed five years between approved outbuilding and primary residence.)

Driveways**\$10.00**

Comments: In accordance with Article III of the Declaration of Covenants, Conditions and Restrictions for River Park Ranch, all driveways must have a minimum length of concrete of forty (40) feet from the edge of the street in place upon completion of construction of primary residence.

Notification of ground breaking**\$5.00**

Comments: Prior to or the week of, an owner and/or builder must notify, in writing, River Park Ranch Property Owners Association, Inc. of the ground breaking of the primary residence on any lot.

Notification of completion**\$5.00**

Comments: Within two weeks of completion, an owner and/or builder must notify, in writing, River Park Ranch Property Owners Association, Inc. of said completion of the primary residence on any lot.

Wells, propane tanks**\$3.00**

Comments: All water well equipment and propane tanks must be out of the line of sight from the front of the residence on any lot. This can be accomplished by permanent fencing or by landscaping shrubs. Twelve months from completion of primary residence is allowed for reasonable size shrubs to mature before fines will be assessed.

Uncontrolled pets**\$25.00 (per occurrence)**

Comments: All pets must be maintained on an owner's lot behind physical or electronic fences at all times. Additionally, all pets must be on a leash when walked or exercised, on roads or common subdivision property. In the event any pet unintentionally escapes such enclosure, every effort will be made to locate the pet's owner prior to calling Montgomery County Animal Control.

Other Violations as stated in Declaration of Covenants, Conditions and Restrictions for River Park Ranch

\$1.00 per day or \$50 per violation**General Note to Owners:**

Please be advised, these fines and fees are for the betterment of our community. If any owner has any questions on said fines and fees, please do not hesitate to write down concerns and the board will correspond back to you, in writing, with any needed assistance and/or variances. Please understand that any variance allowed must be in writing and signed by at least three board members of River Park Ranch Property Owners Association, Inc. We hope that this schedule will markedly improve the quality of life that we all have here in River Park Ranch Subdivision.

**BUILDERS' FINE SCHEDULE AND RULES
FOR
RIVER PARK RANCH SUBDIVISION**

Note: Fines will be assessed 30 days after River Park Ranch Property Owners Association, Inc., or its duly authorized agent or representative, receives return-receipt from the United States Post Office of letter notifying builder of violation, assuming violation has not been corrected in the interim.

Nothing here shall be construed to require fining prior to any lawsuit, or to prohibit River Park Ranch Property Owners Association, Inc. from filing suit to enforce or enjoin violations of the restrictive covenants applicable to the Subdivision, or any other rule, regulation, bylaw, applicable law, or other governing document of the Subdivision.

Violation**Fine per day****Accessing property****\$1.00**

Comments: Owners and/or builders may not access a lot through any ditch. Culverts must be installed on each lot to access said lot with vehicles.

Burning of trash piles by contractor**\$500.00 (per occurrence)**

Comments: Burning of trees and brush during lot clearing is permitted. During construction, all building materials must be hauled away. Burning of household trash and/or garbage is not allowed. Burning of fallen trees and limbs is permitted. All fires must be attended at all times.

**Completion of construction
(building materials/signs)****\$5.00**

Comments: Once construction is completed on any residence or outbuilding, building material trash piles must be hauled off within two weeks and all contractor signs must be removed within 30 days.

Failure to Timely Complete Construction **\$5.00**

Comments: In accordance with Article III of the Declaration of Covenants, Conditions and Restrictions for River Park Ranch, a builder has twelve months to complete any building, structure, or other improvement on a lot. Violation of this deed restriction shall result in said fine, plus forfeiture of the \$2,000.00 building deposit, as indicated on building application.

Driveways **\$10.00**

Comments: In accordance with Article III of the Declaration of Covenants, Conditions and Restrictions for River Park Ranch, all driveways must have a minimum length of concrete of forty (40) feet from the edge of the street in place upon completion of construction of the primary residence on a lot.

Notification of ground breaking **\$5.00**

Comments: Prior to or the week of, owner and/or builder must notify, in writing, River Park Ranch Property Owners Association, Inc. of the ground braking on the primary residence on a lot.

Notification of completion **\$5.00**

Comments: Within two weeks of completion, owner or building must notify, in writing, River Park Ranch Property Owners Association, Inc. of said completion of the primary residence on a lot.

Portable Toilets **\$3.00**

Comments: A portable toilet is required on-site during construction of any residence on a lot. Toilets must be cleaned out on a weekly basis.

CORPORATE SECRETARY=S CERTIFICATE
RIVER PARK RANCH PROPERTY OWNERS ASSOCIATION, INC.

The undersigned certifies that he is the duly appointed and acting Secretary of RIVER PARK RANCH PROPERTY OWNERS ASSOCIATION, INC., (the "Association"). The Association is the property owners' association for RIVER PARK RANCH, a subdivision in Montgomery County, Texas, according to the map or plat thereof of record in Volume _____, Page 2001-01627 of the Map Records of Montgomery County, Texas (the "Subdivision").

The Association is a Texas non-profit corporation, and a true and correct copy of the Association=s current OWNERS' FINE SCHEDULE AND RULES FOR RIVER PARK RANCH and BUILDERS' FINE SCHEDULE AND RULES FOR RIVER PARK RANCH is attached to this certificate as Exhibit "A".

Signed this 4 day of FEBRUARY, 2005.




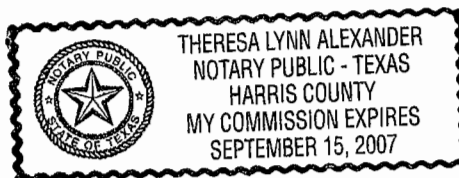
 Secretary of RIVER PARK RANCH
 PROPERTY OWNERS ASSOCIATION,
 INC.

STATE OF TEXAS '

COUNTY OF MONTGOMERY '

Sworn to and subscribed to before me on the 4 day of FEBRUARY, 2005,
 by Rusty Minchew, Secretary of RIVER PARK RANCH PROPERTY
 OWNERS ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.


 Notary Public in and for the State of Texas



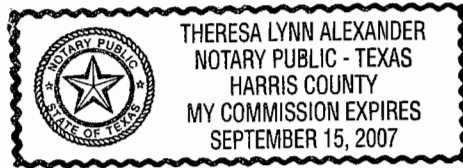
784-10-1043

THE STATE OF TEXAS

COUNTY OF MONTGOMERY

This instrument was acknowledged before me on the 4 day of ~~Feb~~ February, 2005, by Rusty Michew, Secretary of RIVER PARK RANCH PROPERTY OWNERS ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.

Theresa Lynn Alexander
Notary Public in and for the State of Texas



AFTER RECORDING RETURN TO:

RIVER PARK RANCH PROPERTY OWNERS ASSOCIATION, INC.,
3500 W Davis, Suite 200
Coung, TX 7704

RECORDS MEMORANDUM

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blackouts, additions and changes were present at the time the instrument was filed and recorded.

FILED FOR RECORD
2005 MAR 17 PM 2:33

Mark Turball
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF MONTGOMERY
I hereby certify this instrument was filed in File Number Sequence on the date and at the time stamped herein by me and was duly RECORDED in the Official Public Records of Real Property at Montgomery County, Texas.

MAR 17 2005



Mark Turball
County Clerk
Montgomery County, Texas