



RIVER'S RUN AT THE BRAZOS OWNERS ASSOCIATION, INC.
PENALTY POLICY FOR AMENITY AND COMMON AREA USE

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

WHEREAS, the Board of Directors (the "Board") of River's Run at the Brazos Owners Association, Inc. (the "Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Deed Restrictions for the River's Run Subdivision (hereafter collectively referred to as the "Deed Restrictions"); and

WHEREAS, Section 204.010 allows a property owners' association to regulate the use, maintenance, repair, replacement, modification, and appearance of the subdivision and, if notice and an opportunity to be heard are given, collect reimbursement of actual attorney's fees and other reasonable costs incurred by the property owners' association relating to violations of the subdivision's restrictions or the property owners' association's bylaws and rules; and

WHEREAS, pursuant to the Bylaws for the Association, the Board of Directors shall exercise all powers, authority, and duties of the Association existing under the Texas Business Organizations Code, the Texas Property Code, the Declarations, and the Bylaws; and

WHEREAS, pursuant to the Declaration for the Association, the Association may adopt, amend, repeal, and enforce rules and regulations, and enforcement provisions as may be deemed necessary or desirable with respect to the operation of the Association, the use and enjoyment of the common areas; and

NOW, THEREFORE, the Board has duly adopted the following *Penalty Policy for Amenity and Common Area Use* within the community.


1. This policy empowers the Board of Directors to impose penalties for damages to any and all common area property caused by residents, guests, vendors and other visitors. Common area property includes, but is not limited to, gates, swimming pools, playgrounds, signage, recreation center, benches, sidewalks, streets, fences, landscaping and all such other property that is the responsibility of the Association and management company to maintain.
2. Penalties will include:
 - a) Recovery of all costs related to the damages for each specified incident. Repair receipts will be provided as evidence of actual costs.
 - b) Administrative fees ranging from \$50.00 - \$250.00 as determined by the time requirements necessary for the Association or Management to effectively coordinate and complete repairs.
 - c) Reasonable attorneys fees.
3. Failure on the part of any resident, identified as the damaging party, to pay appropriate penalties within thirty (30) days of a demand for payment will result in the suspension

of all amenity access until all payments are made. Owners are jointly liable for all penalties incurred by their guests, visitors, vendors, and tenants, including penalties incurred by the guests, visitors, and vendors of tenants.

CERTIFICATION

I, the undersigned, being the President of the River's Run at the Brazos Owners Association, Inc., hereby certify that the foregoing policy was adopted by at least a majority of the River's Run at the Brazos Owners Association, Inc.'s Board of Directors.

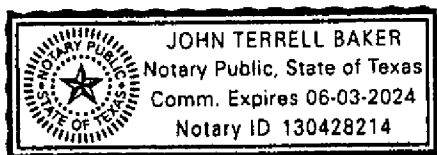
Approved and adopted by the Board of Directors on the 11 day of OCTOBER 2021.



Kern Arjoonsingh, President of River's Run at the
Brazos Owners Association, Inc.

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Before me, the undersigned authority, on this day personally appeared Kern Arjoonsingh, President of River's Run at the Brazos Owners Association, Inc., a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 11 day of OCT 2021.




Notary Public, State of Texas

RECORDED BY:

BSG | SEARS
BENNETT
& GERDES, LLP

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SUGAR LAND, TX 77479