



**BARRINGTON PLACE HOMEOWNERS' ASSOCIATION
GARAGE SALES POLICY**

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS, the Barrington Place Homeowners' Association ("Association") is the governing entity for the Barrington Place Subdivision, Sections, 1, 2, 3, 4, 5B, and Gateway Community according to the maps or plats thereof recorded in the Official Property Records of Fort Bend County, Texas, and

WHEREAS, the Association is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the various sections of the community (referred to collectively as "Declarations") and

WHEREAS, the Board of Directors of the Association ("Board") currently does not have a written policy concerning garage sales within the Association and the Association wishes to provide clear and definitive guidance to property owners by establishing regulations and guidelines relating to such garage sales in compliance with Chapter 202 of the Texas Property Code and pursuant to the authority granted to the Board of Directors by the provisions of the Declarations; and.

WHEREAS, this Dedicatory instrument represents Restrictive Covenants as those terms are defined by the Texas Property Code §202.001, et. seq, and the Association shall have and may exercise discretionary authority with respect to these Restrictive Covenants.

NOW, THEREFORE, the Board has duly adopted the following Garage Sales Policy.

The General Garage Sales Policy shall be as follows:

Each Owner in the Barrington Place Homeowners Association is allowed to have private garage sales 3 times each calendar year for a Particular Lot owned in the Barrington Place Subdivision. The dates and times of the private garage sale are left to the discretion of the Owner except as set out below. An individual private garage sale shall last no more than 3 consecutive days. This 3 day period shall include time for set-up and take down of any temporary signs, tables, and displays used in conjunction with the garage sale. At the conclusion of any private garage sale, all signs advertising the private garage sale are to be taken down from view from the street. All private garage sales shall also conform to any rule or regulation promulgated by the City of Sugar Land or Fort Bend County that now exists or may be established in the future.

Definitions for the General Garage Sales Policy:

The terms "Owner", "Association", "Subdivision", and "Lot" shall have those meanings as defined in the Declarations recorded in the Official Public Records of Fort Bend County, Texas.

An "Owner" includes a single owner and multiple owners of a lot. Each owner is not entitled to 3 separate garage sales. By example, if a home is owned by a husband and wife, the husband is not entitled to 3 separate garages sales and the wife entitled to an additional 3 garage sales. Husband and wife are limited to a total of 3 private garage sales.

"Particular Lot" means property at one physical address within the territorial confines of the Association. Homeowners who own more than one Lot in Barrington Place Subdivision may not transfer garage sales from one Lot to be used on another Lot. By example, if a homeowner owns 2 or more homes in the subdivision, the homeowner may not transfer garage sales from one home to another home to increase the number of sales above the 3 sales limit at any particular property.

A "calendar year" commences on January 1 and ends at the close of December 31 of the current year.

A "private garage sale" is any garage sale held by the owner or occupant of the lots within the territorial boundaries of the Association that is not held in conjunction with the Subdivision Wide Garage Sale.

Neighborhood Garage Sales Policy:

On occasion the Association helps coordinate a Subdivision Wide Garage Sale. Typically the Subdivision Wide Garage Sale is held on a Saturday during the Fall.

An Owner or occupant may participate in the Subdivision Wide Garage Sale and such participation shall not count towards the 3 private garage sale limit.

The Association is under no obligation to hold a Subdivision Wide Garage Sale.

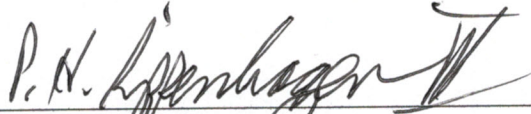
If an Owner desires to have more than the allotted number of private garage sales in a calendar year, the Owner must contact the Association in writing at its current management company address in advance of the additional garage sale or sales setting out the reasons and need for the additional garage sales. The Board shall consider such written request and may waive the 3 private garage sale limit if the Board finds good cause to do so.

This Policy is effective upon recordation in the Public Records of Fort Bend County, and supersedes any policy regarding records production which may have previously been in effect. Except as affected by this Policy, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.

Approved and adopted by the Board on this November 18, 2015.

"I the undersigned, being the President of the Barrington Place Homeowners' Association, hereby certify that the foregoing resolution was adopted by at least a majority of the BPHOA's Board of Directors."

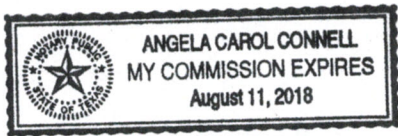
By:

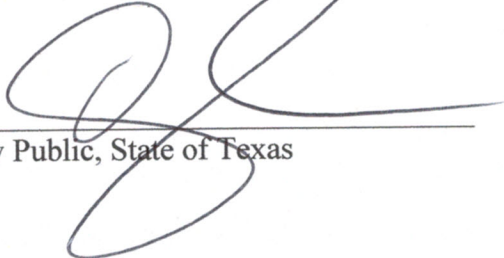

Phillip Rippenhagen, III
President
Barrington Place Homeowners' Association

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

Before me, the undersigned authority, on this day personally appeared Phillip Rippenhagen, III of Barrington Place Homeowners' Association, 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 day of November 18, 2015.





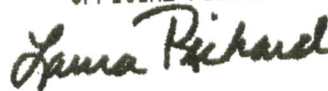
Notary Public, State of Texas

Printed Name

RETURNED AT COUNTER TO:

LORI E. ALDERSON
1593 Avenue A
Katy, TX 77493

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Laura Richard, County Clerk
Fort Bend County, Texas



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