



**RIVER'S RUN AT THE BRAZOS OWNERS ASSOCIATION, INC**  
**POLICY REGARDING REGULATION OF RESIDENTIAL LEASES OR**  
**RENTAL AGREEMENTS**

STATE OF TEXAS                   §  
   §  
COUNTY OF FORT BEND       §

WHEREAS, River's Run at the Brazos Owners Association, Inc., a Texas nonprofit corporation (the "Association") is the governing entity for River's Run, a Subdivision in Fort Bend County, Texas (the "Subdivision"); and

WHEREAS, the Association is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declaration for the Subdivision; and

WHEREAS, all terms used herein that are defined in Chapter 209 of the Texas Property Code shall have the meanings as defined in the statute; and

WHEREAS, the Declaration of the Association allows the Board to adopt rules and policies to governing the Association and Subdivision, as long as the rules and policies do not conflict with the Declaration; and

WHEREAS, Section 209.016 of the Texas Property Code was amended to establish parameters for tenant information that may be sought by the Association; and

WHEREAS, to the extent any existing governing document or dedicatory instrument does not conflict with this Policy or Section 209.016 of the Texas Property Code, such provision remains in full force and effect; and

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

WHEREAS, this Policy Regarding Regulation of Residential Leases or Rental Agreements is applicable to the Subdivision and Association.

NOW, THEREFORE, in light of the foregoing and in compliance with the Texas Property Code, the Association hereby adopts and imposes on the Subdivision and the Association the following *Policy Regarding Regulation of Residential Leases or Rental Agreements*:

1. All leases and rental agreements must be for a minimum of six (6) months.

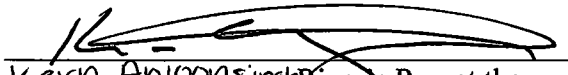
2. At least five (5) days before the commencement of a residential lease or lease agreement, the following information must be provided to the Association's Management Company:
  - a) Contact information for the tenant, including the following:
    - i. Names of all occupants who will reside in the residence
    - ii. Mailing address
    - iii. Phone number
    - iv. Email address
  - b) The commencement date and term of the lease.
3. The property owner / landlord shall also provide an updated mailing address to the Association's Management Company.
4. All occupants are required to abide by the Association's Governing Documents.

This Policy is effective upon recordation in the Public Records of Fort Bend County, Texas. Except as affected by Section 209.016 and/or by this Policy, all other provisions contained in the Declaration or any other dedicatory instruments of the Association shall remain in full force and effect.

### **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 at a properly noticed, open Board meeting, at which a quorum of the Board was present.

Approved and adopted by the Board of Directors on the 13<sup>TH</sup> day of JUNE 2022.

  
Kern Anjongsim, River's Run at the  
 Brazos Owners Association, Inc.

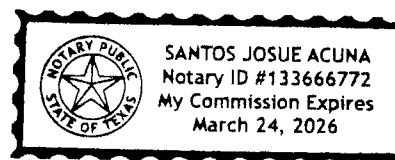
STATE OF TEXAS                   §  
    §  
 COUNTY OF FORT BEND       §

Before me, the undersigned authority, on this day personally appeared KERN ARJANSINGH  
 \_\_\_\_\_, 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/she 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 13<sup>TH</sup> day of JUNE 2022.



Notary Public, State of Texas



AFTER RECORDING, RETURN TO:

**BSG** | SEARS  
 BENNETT  
 & GERDES, LLP

6548 GREATWOOD PKWY.  
 SUGAR LAND, TEXAS 77479