

**RIVER PLANTATION COMMUNITY IMPROVEMENT ASSOCIATION
POLICY FOR RECOVERING CERTIFIED LETTER ENFORCEMENT COSTS**

STATE OF TEXAS §
COUNTY OF MONTGOMERY §

WHEREAS River Plantation Community Improvement Association (hereinafter the "Association") is a Texas nonprofit corporation and the governing entity for the real property in Montgomery County, Texas, described and detailed on the Property Owners Association Management Certificate recorded in the Real Property Records of Montgomery County, Texas, under Document No. 2026007993, and as described and detailed on EXHIBIT "A" attached hereto, along with any other real property brought under the Association's jurisdiction (hereinafter the "Subdivision"); and,

WHEREAS the real property in the Subdivision is subject to the restrictive covenants imposed by the Declarations identified in the Property Owners Association Management Certificate for River Plantation Community Improvement Association, Inc., recorded in the Real Property Records of Montgomery County, Texas, under Document No. 2026007993 (such Declarations together hereinafter the "Declarations"); and,

WHEREAS the Declarations contain restrictive covenants governing the condition, maintenance, repair, appearance, and use of Dwellings and real property in the Subdivision; and,

WHEREAS the Association may exercise discretionary authority in enforcing the restrictive covenants within the Declarations, and such exercise is presumed reasonable; and,

WHEREAS the Association has adopted rules and regulations pursuant to its authority under the Declarations and Texas Property Code Section 204.010(a)(6) to regulate the use, maintenance, repair, replacement, modification, and appearance of the Subdivision; and,

WHEREAS Texas Property Code Section 204.010(a)(11) empowers the Association to collect reimbursement of reasonable costs incurred by the Association relating to violations of the Association's restrictive covenants, rules, and regulations, so long as notice and opportunity to be heard are given; and,

WHEREAS there is a need to adopt a policy for recovering enforcement costs incurred by the Association due to breaches of the Association's restrictive covenants, rules, and regulations, so as to provide for an orderly application and collection of costs and so as to forward the Association's purposes; and,

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

NOW THEREFORE, in view of the foregoing and as evidenced by the certification attached hereto, the Association hereby adopts and imposes the following:

(1) In the event an Owner breaches the Association's restrictive covenants, rules, regulations, or any dedicatory instrument of the Association, the Association may, in the course of the Association's normal and typical enforcement procedures, send such Owner written notice of such breach by certified mail. Such certified mailing shall comply with Texas Property Code Section 209.006.

(2) If an Owner does not cure their breach within the reasonable period for cure listed in the certified mailing, the Association may charge all costs associated with the certified mailing (including but not limited to postage costs, stationary costs, labor costs, and any other reasonable costs incurred by the Association in sending Owner certified notice of the violation) to the Owner, and such costs shall be posted to the Owner's account.

(3) If an Owner timely requests a hearing with the Association's Board of Directors pursuant to Texas Property Code Section 209.007, then the costs associated with the certified mailing shall not be charged to Owner until after the hearing. The Association may, but is not required to, waive such costs if the hearing pursuant to Texas Property Code Section 209.007 results in the resolution of the breach of restrictive covenants.

CERTIFICATION

"I, the undersigned, hereby certify that the foregoing was adopted by at least a majority of River Plantation Community Improvement Association's board of directors, at an open and properly noticed meeting of the board, at which at least a quorum of the board was present."

By: J. Goodman, Director.

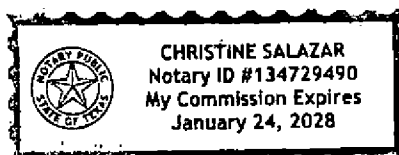
Print name: Jamie Goodman Date: 3-9-26

ACKNOWLEDGEMENT

STATE OF TEXAS §
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COUNTY OF MONTGOMERY §

BEFORE ME, the undersigned authority, on this day personally appeared the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that they are the person who signed the foregoing document in their representative capacity, and that the statements contained therein are true and correct.

Given under my hand and seal of office this the 10th day of March, 2026.



[Signature]
Notary Public, State of Texas

EXHIBIT "A"

The Subdivision is recorded in the Plat Records of Montgomery County, Texas, as follows:

- (a) River Plantation, Section 1, under Book 6, Page 0029 (replatted Book 6, Page 0051);
- (b) River Plantation, Section 2, under Book 7, Page 0409;
- (c) River Plantation, Section 3, under Book 7, Page 0435;
- (d) River Plantation, Section 4, under Book 8, Page 0023;
- (e) River Plantation, Section 4-A, under Book A, Page 0057 (replatted Book A, Page 0088);
- (f) River Plantation, Section 5, under Book A, Page 001B (replatted at Book A, Page 025B);
- (g) River Plantation, Section 7, under Book A, Page 0007;
- (h) River Plantation, Section 8, under Book A, Page 0019;
- (i) River Plantation, Section 9, under Book A, Page 087B;
- (j) River Plantation, Section 10, under Book A, Page 0026;
- (k) River Plantation, Section 11, under Book Z, Page 0130;
- (l) River Plantation, Fairway Estates, under Book H, Page 018B;
- (m) River Plantation, Fairway Village, under Book A, Page 0106 (replatted Book A, Page 0123);
- (n) River Plantation, Plantation Village, under Book 8, Page 0043 (replatted at Book A, Page 0002 and Book A, Page 012B).

E-FILED FOR RECORD

03/13/2026 09:23AM



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number sequence on the date and time stamped herein by me and was duly e-RECORDED in the Official Public Records of Montgomery County, Texas.

03/13/2026



L. Brandon Steinmann

County Clerk,
Montgomery County, Texas