



RIVERSTONE COMMERCIAL PROPERTY OWNERS ASSOCIATION, INC.
(Notice to Owners)


I am the duly elected and acting Secretary of the Riverstone Commercial Property Owners Association, Inc., a corporation duly organized and existing, and authorized to do business in the State of Texas (the "Association").

The Declaration of Covenants, Conditions, and Restrictions for Riverstone Commercial Reserves (the "Declaration") (as administered by the Association) has been recorded under Clerk's File No. 2001052840 of the Official Records of Real Property of Fort Bend County, Texas.

Notice is hereby given to current and future owners of property subject to the Declaration and within the jurisdiction of the Association that (i) the "Riverstone Commercial Property Owners Association, Inc.—Procedure for Administration, Communication and Enforcement of Fines for Deed Restriction Violations" attached hereto as Exhibit "A" and (ii) the "Riverstone Commercial Property Owners Association, Inc.—Fine Schedule for Deed Restriction Violations" attached hereto as Exhibit "B" (collectively, the "Instruments") have been adopted by the Board of Directors of the Association.

The Instruments are subject to amendment and modification, from time to time, as the Board of Directors of the Association may elect.

In witness hereof, I subscribe my name to the foregoing this 15th day of August, 2006.

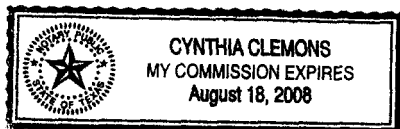

Curtis R. Campbell, Secretary of the
Riverstone Commercial Property Owners
Association, Inc.

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me this 15th day of August, 2006 by Curtis R. Campbell, Secretary of the Riverstone Commercial Property Owners Association, Inc.

[Seal]


Notary Public—State of Texas



After Recording, Return To: ROSE

COATS | ROSE
A Professional Corporation
Attorneys at Law
3 Greenway Plaza
Suite 2000
Houston, Texas 77046

AS PER ORIGINAL

EXHIBIT "A"

**RIVERSTONE COMMERCIAL PROPERTY OWNERS ASSOCIATION, INC.
PROCEDURE FOR
ADMINISTRATION, COMMUNICATION AND ENFORCEMENT OF FINES
FOR DEED RESTRICTION VIOLATIONS**

RESTRICTIVE COVENANTS:

The Declaration of Covenants, Conditions, and Restrictions for Riverstone Commercial Reserves dated June 12, 2001 and recorded under Clerk's File No. 2001052840 of the Official Records of Real Property of Fort Bend County, Texas (the "Deed Restrictions"), as amended from time to time and all applicable rules, guidelines, and procedures promulgated thereunder, including those promulgated by the Riverstone Commercial Property Owners Association, Inc. (the "Association").

PURPOSE:

To create an effective process for equitable enforcement of violations of the Deed Restrictions and to provide each Owner (as defined in the Deed Restrictions) with the opportunity to appear before the Board of Directors (the "Board") to review, discuss and resolve violations of Deed Restrictions.

OBJECTIVE:

To cure violations of the Deed Restrictions as a community process and avoid unnecessary litigation so as to preserve the aesthetic integrity of the commercial properties within the Riverstone project that are subject to the Deed Restrictions.

PROCEDURE:

With respect to enforcing violation(s) of the Deed Restrictions, the following communications shall occur:

- | | |
|------------|---|
| 1st Letter | Communication from the Association to the Owner which will address the specific violation(s) of the Deed Restrictions, remind the Owner of the policy adopted by Board of Directors for fines (and the range of fines approved by the Board) and provide Owner a period of time in which to cure the violation(s) after which daily fines shall begin to accrue. This communication shall also notify the Owner of the opportunity to request appearance before the Board to discuss such violation(s). |
| 2nd Letter | In the event the violation(s) is not timely cured, a second communication shall be sent from the Association to the Owner confirming the continuing and uncured violation(s) and confirming the commencement of fines for such continuing violation(s). |

Failure by Owner to timely cure violations of the Deed Restrictions shall result in the assessment of daily fines which shall accrue as of the date provided in the 1st letter. The schedule of daily fines is listed on Exhibit "B" attached hereto and incorporated herein.

The Board will review (from time to time) all pending violations (as part of the regular deed restriction violation report prepared by the administrative agent).

Daily fines shall accrue until such time as the noticed violation of the Deed Restrictions is cured. Each Owner who is assessed fines for continuing violations of the Deed Restrictions shall be obligated to provide satisfactory evidence to the Association that such violation has been cured. The evidence provided by the Owner to the Association may include verifiable photographic evidence of the cured violation.

In addition to the assessment of fines, any violation of the Deed Restrictions which is not timely cured may be referred by the Board to an attorney for legal pursuit which may include all applicable legal remedies available.

HEARING PROCESS:

The Board will establish a date every other month for the benefit of hearing any Owner who has requested a meeting with the Board through the administrative agent of the Association. The hearing shall be established only when a quorum of the Board is available to hear the Owners.

Hearings shall be scheduled to begin not before 9 a.m. and not later than 5 p.m. on the designated date.

In the event an Owner has requested to appear before the Board and upon conclusion of the information being presented by the Owner, the Board shall not be required to make an immediate determination. The Board shall deliberate, make their determination and provide a written response to the Owner of the conclusion reached by the Board.

EXHIBIT "B"

**RIVERTONE COMMERCIAL PROPERTY OWNERS ASSOCIATION, INC.
FINE SCHEDULE FOR
DEED RESTRICTION VIOLATIONS**

TYPE OF VIOLATION	DAILY FINE
Architectural Violations	\$100.00
Landscape and Maintenance Violations	\$100.00
Parking Violations	\$100.00
Screening Violations	\$100.00
Sign / Banners / Violation	\$100.00
Trash and Debris Violations	\$100.00
Prohibited Use of Property	\$100.00
Improper Lighting	\$100.00

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dr. Dianne Wilson

2006 Aug 21 01:03 PM

2006102779

VAG \$21.00

Dianne Wilson, Ph.D. COUNTY CLERK

FT BEND COUNTY, TEXAS