



CERTIFICATE OF RESOLUTION
of
BOARD OF DIRECTORS
of
RIVERSTONE HOMEOWNERS ASSOCIATION, INC.
(Amenity Use Guidance Pursuant to Chapter 148, Texas Civil Practice & Remedies Code)

STATE OF TEXAS §
 §
 COUNTY OF FORT BEND §

I, Ning Kang, Secretary of Riverstone Homeowners Association, Inc., a Texas non-profit corporation (the "Association"), certify that the following resolution was duly made and approved by a majority vote of the Board of Directors in accordance with Article II, Section 5 of the Declaration (as defined below) and Section 22.002 of the Texas Business Organizations Code:

RECITALS:

1. The property encumbered by resolution is that property restricted by the Declaration of Covenants, Conditions and Restrictions for Riverstone Single Family Residential Areas, recorded in the Official Public Records of Real Property of Fort Bend County, Texas, under Clerk's File No. 2001047889, as same has been or may be amended and/or supplemented from time to time ("**Declaration**"), and any other property which has been or may be subsequently annexed thereto and made subject to the authority of the Association.

2. Article II, Section 5 of the Declaration grants the Board the power to adopt rules, regulations and/or guidelines regarding the use of the Common Areas and amenities situated thereon.

3. On June 14, 2021, Chapter 148 of the Texas Civil Practices & Remedies Code was amended to state that a person (as the term is defined in Section 311.005(2) of the Texas Government Code) is not liable for injury or death caused by exposing an individual to a pandemic disease during a pandemic emergency unless the claimant establishes certain facts, including a failure to implement or comply with government-promulgated standards, guidance, or protocols intended to lower the likelihood of exposure to the disease that were applicable to the person's business.

4. The Association has taken affirmative steps to comply with applicable state, local, and federal guidance throughout the pendency of the COVID-19 pandemic, including the adoption of policies governing the use of amenities and posting signage warning Owners about the risk of exposure to the virus.

5. The Centers for Disease Control (“CDC”) and State of Texas have issued guidance and recommendations for avoiding the spread of COVID-19 (collectively, the “Government-Promulgated Guidance”).

6. Should the Government-Promulgated Guidance change, the Association will implement and the Owners must comply with such altered guidelines without further action by the Association.

7. The Board wishes to adopt this Resolution in order to implement the relevant Government-Promulgated Guidance with respect to Association amenities and other Common Areas.

8. In an effort to comply with the terms of Chapter 148 of the Texas Civil Practices & Remedies Code and the Government-Promulgated Guidance, the Board adopts the following Resolution.

Amenity Use Guidance Pursuant to
Chapter 148, Texas Civil Practice & Remedies Code

1. Warning Regarding Use of Amenities and Other Common Areas. **THERE ARE INHERENT RISKS INVOLVED IN THE USE OF THE ASSOCIATION'S AMENITIES AND OTHER COMMON AREAS DUE TO HIGH FOOT TRAFFIC AND CLOSE PROXIMITY TO OTHERS. THESE RISKS INCLUDE BUT ARE NOT LIMITED TO BODILY INJURY, SICKNESS, DISEASE, AND DEATH RESULTING FROM EXPOSURE TO THE VIRUS THAT CAUSES COVID-19.**

2. Precautionary Measures for Unvaccinated Individuals. Per the Government-Promulgated Guidance, unvaccinated individuals are encouraged to practice the following precautionary measures when visiting Association amenities or when entering other Common Areas:

- a. Practice social distancing by maintaining six feet (6') of distance from others who are not a member of your household; and
- b. Wear a face covering over your nose and mouth whenever social distancing is not possible.

3. Self-Isolation for all Symptomatic Individuals. Vaccinated and unvaccinated individuals should self-isolate in accordance with current CDC guidance if they begin to exhibit symptoms of COVID-19. As of the date of this Resolution, the Government-Promulgated Guidance provides you should suspend self-isolation only when:

- a. at least ten (10) days have passed since your symptoms first appeared; and
- b. you have gone at least twenty-four (24) hours without a fever without the use of fever-reducing medication; and
- c. your other COVID-19 symptoms are improving.

4. Quarantine for Unvaccinated Individuals Exposed to COVID-19. Unvaccinated individuals should additionally quarantine in accordance with CDC guidance after having close contact with someone who has COVID-19, unless the exposed individual has had COVID-19 in the preceding three (3) months. As of the date of this Resolution, the Government-Promulgated Guidance provides that such quarantine should last for a period of fourteen (14) days after the last occurrence of close contact. Close contact means:

- a. You were within six feet (6') or less of someone who has COVID-19, for a total of fifteen (15) minutes or longer;
- b. You provided care at home to someone who is sick with COVID-19;
- c. You had direct physical contact with someone who is sick with COVID-19 (e.g., hugged or kissed them);

- d. You shared eating or drinking utensils with someone who is sick with COVID-19; or
- e. Someone who is sick with COVID-19 sneezed, coughed, or somehow got respiratory droplets on you.

5. For purposes of this Resolution, you are considered unvaccinated until two (2) weeks following your final dose of a COVID-19 vaccine.

The provisions of the foregoing Resolution are in addition to any other applicable rules or policies. To the extent the provisions of this Resolution conflict with any other applicable rules or procedures (other than those contained in the Bylaws or Declaration), the provisions of this Resolution control.

EXECUTED on this the 27 day of October, 2021, to certify the action of the Board of Directors of Directors set forth above. This Policy will be effective upon recording in the Real Property Records of Fort Bend County, Texas.

RIVERSTONE HOMEOWNERS ASSOCIATION, INC.

By: _____

Printed: _____

Its: Secretary

THE STATE OF TEXAS §
 §
 COUNTY OF FORT BEND §

BEFORE ME, the undersigned notary public, on this 27 day of October, 2021 personally appeared Ning Kang, Secretary of Riverstone Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.



Felecia Alexander
 Notary Public in and for the State of Texas

RETURNED AT COUNTER TO:

Nick Deacon

18353 University Blvd

Sugar Land, TX 77479

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk

Fort Bend County Texas

February 03, 2022 02:06:38 PM

FEE: \$28.00 AMS

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