



RIVERSTONE[®]

POLICY REGARDING REALTOR SIGNS RIVERSTONE HOMEOWNERS ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

WHEREAS, the property encumbered by this Policy Regarding Realtor Signs (“Policy”) is that property restricted by the Declaration of Covenants, Conditions and Restrictions for Riverstone Single Family Residential Areas recorded under Fort Bend County Clerk’s File No. 2001047889 (the “Declaration”), as same has been and may be amended and 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 Riverstone Homeowners Association, Inc. (“RSHOA”); and

WHEREAS, pursuant to the authority in Article II, Section 5 of the Declaration, the Board of Directors (the “Board”) has the authority to adopt rules and regulations governing the subdivision; and

WHEREAS, all capitalized terms in this Policy shall have the same meanings as that ascribed to them in the Declaration.

NOW THEREFORE, pursuant to the authority granted in the Declaration, the Board, hereby adopts this Policy, which shall run with the land and be binding on all owners and units within the subdivision. This Policy replaces any previously recorded or implemented policy that addresses the subjects contained herein.

I. POLICY REGARDING REALTOR SIGNS

Signs advertising open houses, for sale signs, or any signs with the names of individuals, business entities, and/or relators (“Realtor Signs”), for the sale of a house are prohibited and must only be displayed in accordance with the following:

1. Realtor Signs may only be displayed at the entrance street to a section where an open house is being held for a Single Family Residence. No more than two (2) Realtor Signs per Single Family Residence are permitted.



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2. Signs that are placed in a common area for homes that are merely listed for sale and do not have an actual open home are subject to immediate removal.
3. Realtor Signs are prohibited at the intersection of University Blvd and LJ Parkway and other major intersections.
4. No more than two (2) Realtor Signs are permitted at the intersection where the entrance to the Neighborhood is located. One on each side of the major roadway.
5. Realtor Signs must not interfere with traffic or visibility.
6. Realtor Signs must only be displayed during the actual hours of the open house and must be removed after the open house has concluded.
7. Balloons, lights, or any other distracting devices attached to signs are prohibited.
8. Realtor Signs must not be larger than eighteen by twenty-four inches (18" x 24").
9. Any signs not in keeping with these guidelines and placed in a common area owned by the Association is subject to immediate removal.

II. ENFORCEMENT

Violations of this Policy will be considered a violation of the dedicatory instruments governing the subdivision. After proper notice, the RSHOA shall have the authority to enforce this Policy by self-help, the initiation of legal proceedings seeking injunctive relief and/or damages, attorney's fees, costs of courts, and all other remedies, at law or equity, to which RSHOA may be entitled.

Failure to enforce any violation of this Policy by the Board shall not constitute waiver of the right to enforce any future violations.



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CERTIFICATION

I hereby certify that, as Secretary of Riverstone Homeowners Association, Inc. this Policy Regarding Realtor Signs was approved on the 30th day of June, 2020, at a meeting of the Board of Directors at which a quorum was present.

DATED, this the 6th day of August, 2020.



Print Name: Ning Kang
Title: Secretary

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BEFORE ME, on this day personally appeared Ning Kang, the Secretary of Riverstone Homeowners Association, Inc., known by me to be the person whose name is subscribed to this instrument, and acknowledged to me that s/he executed the same for the purposes herein expressed, in the capacity herein stated, and as the act and deed of said corporation.

Given under my hand and seal this the ____ day of _____, 2020.

Notary Public – State of Texas

Policy Name	Approved/Finalized	Revised
Realtor Signs		

After Recording Please Return To:
Sipra S. Boyd
Roberts Markel Weinberg Butler Hailey PC
2800 Post Oak Blvd., 57th Floor
Houston, TX 77056
File no. 2387-00001