

*River Stone I Association, Inc.'s First Amended Rules & Regulations*  
*Effective August 16, 2024*  
*Page 1 of 18*

---

**RIVER STONE I ASSOCIATION, INC.'S**  
**FOURTH AMENDED RULES AND REGULATIONS**

**GENERAL**

- I. POOL AREA AND FUNCTIONS
- II. TRASH
- III. PETS
- IV. ENTRANCE, DRIVEWAYS, AND PARKING
- V. BALCONIES AND PATIOS
- VI. SATELLITE AND HVAC INSTALLATION POLICY
- VII. MAINTENANCE AND REPAIRS
- VIII. USE OF UNIT
- IX. USE OF SECURED DOOR AND GATES
- X. RIGHT OF ENTRY
- XI. SALE OR RENTING OF A UNIT
- XII. POSTING OF A SIGN AND SOLICITATION
- XIII. BARBEQUE GRILLS/SMOKERS
- XIV. SMOKE DETECTORS
- XV. NOISE AND DISTURBANCES
- XVI. GENERAL PROHIBITIONS
- XVII. FINES

River Stone I Association, Inc. (the "Association") is a Condominium Regime established by the Declaration of Condominium for River Stone I, filed under Volume 100, Page 137 of the Condominium Records of Harris County, Texas, and all Amendments thereto and hereinafter referred to as the "Declaration."

These Rules and Regulations have been adopted by the Board of Directors of the Association in accordance with the Declaration and the authority granted to the Board of Directors under Section 82.102(a)(6) and (7) of the Texas Uniform Condominium Act.

The following Fourth Amended Rules and Regulations are effective upon recording and apply to all owners, tenants, and guests at River Stone I (3005-3085 Walnut Bend Lane, Houston, TX 77042). All owners have the responsibility to instruct their family members, tenants, and guests as to the provisions of the Rules and Regulations, Policies, Bylaws, and Declaration of River Stone I. Furthermore, owners are also responsible for their family members', tenants', and guests' compliance with the Rules and Regulations, Policies, Bylaws, and Declaration. All owners must provide their tenant(s) with a copy of the Rules and Regulations, Policies, Bylaws, and Declaration of River Stone I.

The First Amended Rules and Regulations do not supersede the Declaration or By-Laws of River Stone I. In the event that there is a conflict between the Declaration or By-Laws and the

Rules and Regulations, the Declaration and By-Laws prevail.

**DEFINITIONS**

OWNER- The term owner shall mean “Unit Owner” as defined in the Declaration.

RESIDENT- The term resident includes, but is not limited to, the following: Homeowner, owner, tenant, renter, lessee, guest, invitee or occupant at River Stone I.

COMMON AREA or COMMON PROPERTY- The term refers to all property inside River Stone I’s boundaries excluding individual units. Common Area or Property includes entrances, roofs, sidewalks, driveways, planted grounds, recreational areas, entry lobbies, elevators, and corridors.

**RESPONSIBLE PARTY**

1. All owners are responsible for their conduct and actions as well as the conduct and actions of their family members, renters, lessees, guests, invitees, licensees and occupants. It is a violation of the Rules and Regulations if any owner, family member, renter, lessee, guest, invitee, licensee, and/or occupant disturbs the rights, comforts or conveniences of another individual within River Stone I.
2. It is the owner’s responsibility to provide each family member, renter, lessee, guest, invitee, licensee, and occupant with a copy of the Declaration, By-Laws, and current Rules and Regulations. An owner may be fined for failure to provide any of the above documents.
3. An owner is responsible for the payment of any fine placed on the account corresponding to his/her unit, regardless of refusal of a third party to reimburse the owner.

**UNWILLINGNESS TO PAY ASSOCIATION FEES AND FINES**

1. An owner who fails to timely pay all maintenance fees, interest charges, legal fees and/or fines levied against his/her account shall be subject to legal action which may include non-judicial foreclosure of their unit.

**I. POOL AREA**

1. The pool is for owners, residents, and their guests only. Owners are responsible for the conduct of their guests, tenants, and their tenants’ guests. All residents are responsible for the conduct of their guests. Failure to comply with the following rules for the pool will result in suspension of a resident’s right to use the facilities and/or fines.
2. Children under 16 years of age must be accompanied by an adult. An adult resident is entitled to have a maximum of 2 (two) guests at the pool under their supervision unless prior written approval is received from the Association or its management company.

RP-2024-428352

3. No running or horseplay is permitted around the pool. No diving is allowed.
4. Proper pool attire is required. Swimsuits only - no cutoffs, thongs or pants are allowed in the pool. Jumping into the pool fully clothed is not permitted.
5. No bottles or glass containers are allowed in the pool area. All personal items and trash are to be removed when leaving the pool area.
6. No pets are allowed in the pool or pool area at any time.
7. Smoking, eating and/or drinking while in and/or in close proximity to the pool is prohibited. Smoking, eating, and drinking are permitted on the pool deck, provided that the trash and cigarette butts are discarded in trash receptacles.
8. All trash, paper etc. must be removed upon leaving the pool area.
9. Noise and music will be kept at a reasonable level. The Board of Directors in their sole discretion may determine what noise level is reasonable. Any resident may call the police, if necessary, to control the noise.
10. Pool hours are 7:30 a.m. to 9:00 p.m. (Sunday - Thursday) and 7:30 a.m. to 10:00 p.m. (Friday and Saturday). The pool gate is not to be left open under any circumstances at any time.
11. Coins and other objects, which may cause damage to pool equipment, are not to be thrown into the pool.
12. Bicycles, large toys, roller-skates, skateboards, wheeled vehicles or toys of any kind or other inappropriate items are not allowed in the pool area. The Board of Directors in their sole discretion may determine what toys are appropriate or inappropriate for the pool area.
13. Any damage to the property, gate, pool and/or fence caused by an owner, tenant or guest may be repaired by the Association and charged to the owner's account. This includes pool furniture, deck, pool equipment etc. (Owners and residents are responsible for the conduct of their guests and will be charge for any damage caused by their guests.)
14. Permission to have a pool party must be obtained in advance from the Association. Neither delinquent owners nor their tenants will be permitted to have a pool party until the delinquent account is paid in full.
15. River Stone I Association, Inc. does not provide a Life Guard. Pool use is at each individual's own risk.
16. River Stone I Association, Inc. is not responsible or liable for any claims or damages

arising out of or attributable to any deliberate or negligent acts of any owner, guest, family member, agent, lessee, invitee or licensee.

17. The pool shall be closed during servicing.
18. No alcoholic beverages are allowed in the pool area.
19. Open flame barbeque grills and/or smokers are not permitted in the pool area.
20. By using the pool area, each member and resident agrees to and shall hold harmless River Stone I Association, Inc., its agents, Management Company, offices, and directors for any damages or claims arising out of the use or misuse of the pool area and/or attributable to a violation of the pool rules.
21. Any violation of the pool rules may result in fines, a lawsuit and/or owners, guests and residents being requested to leave the pool area. Two fines in one pool season shall result in the suspension of the right to use the pool facility. Prior to fining an owner or suspending his/her use of any common area, the Association will first comply with the notice provisions as set forth in the Texas Uniform Condominium Act, to the extent applicable.

#### POOL FUNCTIONS

1. In order to reserve the pool area for any function, a Pool Area Reservation Form and Contract must be filled out and submitted to the Management Company in advance. A reservation allows a member to bring more than two (2) guests to the pool area. Written approval from the Association must be obtained prior to any pool function/party. All noted stipulations must be met before the function/party will be approved, including the receipt of a \*\$200.00 deposit.  
  
\* The \$200.00 deposit will be refunded if the pool area is cleaned and there are no damages.
2. All fees and charges are subject to change without prior notice.
3. Reservations are on a first come, first served basis and must be made at least 5 days in advance IN WRITING.
4. A pool function/party without prior written approval will be subject to an immediate fine of \$500.00 to be charged on the owner's/unit's maintenance account.
5. Reserving the pool area for a party does not exclude its use to other owners and residents.
6. Noise and music must be kept at a reasonable level and in compliance with the noise provisions as set forth above. All parties must conclude by 9:00 p.m. (Sunday - Thursday) and by 10:00 p.m. (Friday and Saturday).

7. Post event cleaning shall include:
  - a. Remove trash from the pool area and place it in dumpsters. No trash shall be left in or around the pool.
  - b. Clean chairs, rearrange furniture, remove debris etc.
8. The pool area including rest rooms must be cleaned by 7:30 a.m. the following day. Failure to properly clean the pool area to its original, pre-use condition will cause the Association to clean it at the owner's/resident's expense.
9. Any violation of the Pool Function Rules may result in a lawsuit for damages, forfeiting all or part of the deposit and/or suspension of owner's/resident's privileges, subject to the notice requirements as set forth in section 209.006 of the Texas Property Code.
10. Each owner and resident is responsible for all damages caused to the pool, pool area, pool equipment, and pool furniture.
11. Possession of a handgun or weapon under authority of the Texas Concealed Handgun Permit Law is prohibited in the pool area. Violators will be prosecuted.

## II. TRASH

1. Trash pick-up is provided three times a week. The current trash pickup schedule is Monday, Wednesday, and Saturday, unless otherwise notified. All household trash must be bagged and placed in the trash dumpsters outside of buildings, not next to the trash dumpsters. Non-compliance will result in the Association assessing a fine of \$200.00 to the Owners' maintenance account, subject to the notice requirements as set forth in Section 82.102(a)(12) of the Texas Uniform Condominium Act.
2. All trash areas must be kept clean, neat, and orderly by owners and residents. All common areas or common property must be kept clean, neat, and orderly by owners and residents. Failure to keep these areas clean will result in a fine per occurrence to be charged to the owner/unit, subject to the notice requirements as set forth in Section 82.102(a)(12) of the Texas Uniform Condominium Act.
3. Littering of any kind, including but not limited to, cigarette butts, food and/or junk mail is prohibited anywhere on the property and subject to fines.
4. Christmas trees shall only be disposed of in a dumpster or trash bin area.
5. Placement or storage of trash on balconies, patios or in halls for any period of time is prohibited.
6. Paint or chemicals shall not be placed in trash dumpsters and must never be poured into

any drains.

7. Garbage must be placed in plastic trash bags and tightly secured before discarding.
8. All owners and residents must remove from the property at their expense all items which are too large to fit into a plastic trash bag. This includes, but is not limited to, appliances, mattresses, and similar items. Failure to do so will result in the chargeback to the Unit for hauling off heavy and large discarded items separately.
9. No hazardous, toxic or radioactive waste shall be placed in trash bins, dumpsters or otherwise disposed of on River Stone I property.
10. Contractors shall not dispose of any trash/debris, large items, or other contractor materials in the Association's dumpsters. Owners shall be liable for the cost of removal of their contractor's trash/debris, large items, or other contractor materials.
11. No resident shall place or cause to be placed any furniture, packages or other unsightly objects on the general common elements. The Board of Directors shall determine what is unsightly.

### III. PETS

1. The following rules apply to both owner occupied and rented units. If the unit is rented, an owner must provide his/her tenant with a Pet Agreement, which must contain the Pet Rules. A signed copy of the Pet Agreement must be provided to the Association. Prior to bringing any pet within the River Stone I complex, the unit owner must register the animal with the Association, including providing the breed and a picture of the pet, and obtain written approval to have the animal on the property. Common household pets, not more than two (2) per household, are allowed on the premises, provided such pets are not kept or maintained for commercial or breeding purposes.
2. Owners and tenants must keep their pets on a leash at all times while outside their unit. The leash shall not extend more than seven (7) feet. Cats must be kept indoors at all times. Note: Municipal law allows the appropriate authority to remove/confine any unleashed animals.
3. No more than two (2) cats or two (2) dogs, or one of each, weighing not more than forty (40) pounds each, may be kept in any unit. If a resident has not complied with this rule after being sent three (3) violation notices, pets in question may be removed.
4. Owners and residents are responsible for the immediate removal of waste left by their or their guests' or tenants' pet(s) anywhere on the property. An owner or tenant who fails to immediately remove waste left by a pet will be fined. The Association reserves the right to clean and disinfect any patio at the Owner's expense if the owner fails to adhere to this

Rule.

5. Owners shall not permit a pet to urinate or defecate on any balcony or patio. Owners shall be liable for any damage or cost of cleaning incurred by the Association.
6. Owners of any pets soiling common elements, such as flooring or carpeting, shall be responsible for the cost to clean and/or correct the problem.
7. Pets may be walked along the south fence next to the bayou for necessary functions.
8. No animal shall be permitted to bark, howl or make other excessive noises, which may disturb other residents.
9. No animal may be left unattended on the property grounds, unit balconies or patios.
10. No pet may be allowed at River Stone I which the Board of Directors has determined to be an annoyance or nuisance to other residents.
11. All pets must have all recommended or required shots. The Association may request proof at any time.
12. No animal is permitted within the pool, pool area or tennis courts.
13. No livestock, poultry or snakes are permitted on the property.
14. Owners and residents shall be responsible and liable for any damages or claims arising out of or attributable to any deliberate or negligent violation of the Pet Rules and Regulations.
15. Pets shall not be allowed access to the common elements or limited common elements without supervision.
16. Each pet shall be the sole responsibility of the owner or resident to which it belongs.
17. If a resident has not complied with the above rules after being sent three (3) violation notices, pets in question may be removed.

IV. ENTRANCE, DRIVEWAYS & PARKING

1. The speed limit inside the River Stone I complex is 10 mph and shall not be exceeded at any time for any purpose. Anyone found or witnessed in violation of this rule is subject to being fined according to the notice requirements set forth in Section 82.102(a)(12) of the Texas Uniform Condominium Act.
2. The entrance gate is to be used only for entering the complex, except when the other side

is broken. Anyone witnessed using the entrance gate for exiting purposes is subject to being fined according to the notice requirements set forth in Section 82.102(a)(12) of the Texas Uniform Condominium Act. Fines will be assessed to the unit occupied by the offending owner, resident or guest.

3. The exit gate is to be used for exiting purposes only, except when the other side is broken. Anyone witnessed entering the property by the means of the exit gate is subject to being fined according to the notice requirements set forth in Section 82.102(a)(12) of the Texas Uniform Condominium Act. Fines will be assessed to the unit occupied by the offending owner, resident or guest.
4. Owners are responsible for providing all lessees and renters with proper entrance cards and/or remote controls.
5. Owners and residents shall not permit their family, guests or invitees to use another owner's assigned parking space unless they have prior written consent from the owner and approval from the Management Company.
6. The removal of a vehicle from an assigned parking space is the sole responsibility of the owner/resident of the unit to which the parking space is assigned.
7. A vehicle improperly parked inside the River Stone I complex, in violation of any sign or in violation of the Rules and Regulations is subject to being towed at owner's expense.
8. All vehicles parked on River Stone I property must have current tags, license plates, a valid inspection sticker, and be registered with the Board of Directors or Management Company to receive a numbered River Stone I parking permit. Residents with out of state tags and license plates but obtain Texas tags and license plates within sixty (60) days of moving into the community. Residents may only register one (1) vehicle per licensed and insured resident driver living in their unit. All vehicles in violation of these provisions are subject to a warning, fine and/or being towed at owner's expense.
9. It is strictly prohibited to park motorcycles, boats, campers, trailers, recreational vehicles, semi-trucks, 18 wheelers, moving vans, commercial or construction vehicles anywhere on River Stone I property.
10. Automobiles shall be parked only in the designated parking spaces. No unattended vehicles may be left in a driveway at any time.
11. No vehicles are to be parked by the white curbs, in Fire Zones, adjacent to garbage dumpster areas, No Parking areas, in the driveways or in more than one space.
12. Storage of trash, debris or other miscellaneous objects in parking spaces or carport areas is prohibited. Vehicles which are not in usage off the premises can be considered stored and are subject to being towed at the owner's expense.

RP-2024-428352

13. Inoperative vehicles shall not be stored on River Stone I property and are subject to being towed at owner's expense.
14. Automobile repairs, including changing of fluids, and washing a vehicle are prohibited within the River Stone I complex.
15. Any vehicle parked in a designated handicapped space without proper identification posted on the vehicle is subject to being towed at the owner's expense.
16. The Board of Directors reserves the right to have vehicles parked in unauthorized areas removed at the expense of the owner.

#### V. BALCONIES AND PATIOS

1. Balconies and patios shall be kept free of all unsightly objects, including, but not limited to, bikes, exercise equipment, trash, debris, satellite dishes, miscellaneous materials, shelves or any other item which are visible from the ground level and deemed unsightly by the Board of Directors and Management Company.
2. It is prohibited to hang garments, rugs or any other material from patio fences or balcony rails.
3. No open flames of any kind are allowed on balconies or patios. This includes all barbeque grills and smokers. Operating a generator is not permitted on any balcony or patio.
4. No garbage or trash is to be stored on balconies or patios, even temporarily.
5. No ceramic tile installation is permitted on the 2<sup>nd</sup> and 3<sup>rd</sup> floor balconies.
6. Balconies and patios shall not be enclosed in any way, including installing windows and screening. All exterior modifications to a balcony or patio must be approved by the Association.

#### VI. SATELLITE AND HVAC INSTALLATION POLICY

1. Prior to satellite or HVAC installation, a plan detailing the location and method of installation must be submitted to and approved by the Board of Directors. All roof installations must be performed by a licensed contractor and the contractor's liability insurance certificate must be provided to Management prior to installation on the roof.
2. No satellite dish, which is larger than one (1) meter (39") in diameter, shall be installed within the River Stone I complex. HVAC units must be placed on 4" x 4" wooden posts

and cannot be placed directly on the roof surface.

3. It is unacceptable to fasten any part of a satellite dish, mounting, wiring or other harness for the dish to any part of the roof, siding or balcony flooring.
4. All satellites must be mechanically fastened to the individual unit's air conditioning condenser housing on the roof. If a dish sits on a separate frame, the frame has to be positioned in the immediate vicinity of the unit's air conditioning condenser and on appropriate padding to eliminate damage to the roof top. All wires must be properly tied, fastened, and connected to be both neat and safe to enter the unit through the stucco and not the brick wall. All residents, contractors and installers must adhere to the detailed installation instructions posted next to the roof access doors.
5. Upon completion of the satellite dish installation, on site personnel must be contacted and informed of the completed installation so that the same may be inspected.
6. Obsolete or old satellite dishes and HVAC units must be removed from the roof by the owner or the owner's installer/contractor upon installation of new equipment.
7. HVAC units must be removed from the roof using a crane or boom lift. HVAC units may not be tossed or thrown from the roof onto the ground.

#### VII. MAINTENANCE AND REPAIRS

1. Each owner is responsible for promptly performing at his/her own expense all maintenance and repair work using licensed contractors within his/her own unit.
2. All repairs to internal installations of the unit such as telephone, internet, air conditioner, sanitary installations, doors, windows, window screens, glass, electrical fixtures, equipment and all accessories and appurtenances belonging to the unit shall be at the owner's expense.
3. No waste or damage shall be committed in or on the common or limited common elements. Owners will be held responsible for any waste or damage to the common or limited common elements resulting from the deliberate or negligent actions of the owner, his or her agents, servants, tenants, family members, guests or licensees. The owner shall be obligated to reimburse the Association promptly upon receipt of a statement for any expenditure incurred by the Association for the repair or replacement occasioned by any such damage.

VIII. USE OF UNIT

1. All units shall be utilized for single-family residential purposes only.
2. No owner or resident may make structural modifications or alterations to his/her unit or installations located therein without first receiving express written approval from the Association.
3. Nothing shall be stored, done or kept in any unit, which may cause an increase in the rate of insurance for the property or which may cause any policies covering the premises to be cancelled or suspended or which will be in violation of any law.
4. No open flames of any kind are allowed in the community. This includes all barbeque grills and smokers. Non-compliance will result in the Association assessing a fine of \$1,000.00 to the Owners' maintenance account, subject to the notice requirements as set forth in Section 82.102(a)(12) of the Texas Uniform Condominium Act.
5. No one-bedroom unit may be occupied by more than two residents. No two-bedroom unit may be occupied by more than four residents. No three-bedroom unit may be occupied by more than five residents.
6. Running a business, which would permit clients, employees or daily deliveries to enter and exit the property, is prohibited. Any owner or resident found conducting such business on the premises will be assessed a fine and asked to cease and desist such activity. If the problem persists, additional fines and legal action may be taken to prevent further infractions of this rule and to preserve the single-family use restriction. Such fines will be levied in accordance with these Rules and the notice provisions as set forth in Section 82.102(a)(12) of the Texas Uniform Condominium Act.
7. Generators are not permitted to be kept, used, or installed anywhere in the community or in an individual Unit.

IX. USE OF SECURED DOOR AND GATES

1. All first floor or ground floor doors and gates including entry gates and pool gates which allow entry into common areas are considered secured Association doors and shall remain closed at all times except when entering and exiting. This is for everyone's safety and security. Any owner or resident found preventing the closure of such door will immediately be assessed a fine for each and every occurrence, subject to the notice requirements in Section 82.102(a)(12) of the Texas Uniform Condominium Act.
2. Any owner or resident found reproducing keys and giving out keys to persons other than River Stone I residents shall be immediately subject to fines and prosecution, subject to the notice requirements in Section 82.102(a)(12) of the Texas Uniform Condominium Act.

X. RIGHT OF ENTRY

1. All owners and residents, by acceptance of the deed or lease to their property, have granted a right of entry to the managing agent, Board of Directors or their authorized agent in the case of emergency, whether or not the owner or resident present. The Board of Directors, manager on duty or managing agent shall determine what is an emergency and their decision shall be final.
2. Per Section 82.102(a)(16) of the Texas Uniform Condominium Act, the Association, acting through its Board may enter a unit for bona fide emergency purposes when conditions present an imminent risk of harm or damage to the common elements, another unit or the occupants.

XI. SALE OR RENTING OF A UNIT

1. Before any property can be leased or rented the owner of such property must submit criminal background check application and authorization forms, including a copy of a State ID, Driver's License or Passport for each proposed tenant above the age of eighteen (18), to the Association's Management Company for a background check. A property may not be leased or rented until the owner has received written approval from the Association. The background check application fee is presently \$35.00, which is subject to change without notice.
2. All lessees or renters must be approved before moving into any unit within the River Stone I condominium complex. A fully executed copy of the lease agreement as well as a pet agreement, if applicable, must be submitted to the Association's management agent prior to the move-in date. The lease agreement must list all occupants moving into the unit. Homeowners must confirm that their tenants have received a copy of the Fourth Amended Rules and Regulations.
3. To ensure that all residents know the rules, owners are responsible for providing a copy of the Declaration, Bylaws, and Rules and Regulations to their renters prior to the time the unit is occupied. The Association must receive a signed acknowledgement for each tenant over the age of 18 along with the lease agreement and pet agreement, if applicable. An owner may be fined for failure to provide any of the above documents.
4. Owners who lease their units are responsible for the actions of the lessee and lessee's guests, family, invitees, and contractors. Accordingly, the owner is responsible for all violations of the Rules and Regulations by such individuals.
5. Purchasers shall notify the Association in writing of the purchase of any Condominium Unit within thirty (30) days after the date of conveyance. The following information shall

be included: the names(s) of all persons or entities purchasing the unit and their respective mailing address(es) if different from the Condominium address.

6. In the event an owner relocates, it is the owner's responsibility to notify the managing agent/company in writing of the new address within thirty (30) days of relocating.
7. Rental agreements must be for a period of at least twelve (12) months. If a lease agreement is renewed with the same tenant(s), an application for renewal must be submitted to the Association for Board approval prior to renewal of the lease agreement.
8. If a renter moves in without approval or submitting the Rental Application, the owner will be assessed an immediate \$500.00 fine each month until approval is received from the Association, subject to the notice requirements in Section 82.102(a)(12) of the Texas Uniform Condominium Act. If approval is not received within five (5) days notice or eviction proceedings are not initiated by the owner, the Association's attorney may commence legal action. All attorney's fees will be charged to the owner's unit. If the Rental Application is received and the applicant is not approved, the tenant must be evicted by the owner and all legal fees accrued by the Association to initiate and/or assist in eviction proceeding will be charged back to the owner. Any owner who has violated this Rule in the past will have no grace period.

## XII. POSTING OF SIGNAGE AND SOLICITATION

No advertisement, posters or signs of any kind shall be displayed in the common areas or be visible from the common area without the prior express written consent of the Board of Directors or the management agent acting in accordance with the Board's direction. This includes "for sale" and "for lease" signs. Residents in violation of this rule are subject to fines set forth in these Rules.

## XIII. BARBEQUE GRILLS/SMOKERS

1. No owner or resident shall store, keep or operate any type of open flamed barbeque grill, smoker or pit anywhere in the community. Use of any non-electric type grill is prohibited including, without limitation, charcoal, gas, and wood burning grills. Non-compliance will result in the Association assessing a fine of \$1,000.00 to the Owners' maintenance account, subject to the notice requirements as set forth in Section 82.102(a)(12) of the Texas Uniform Condominium Act.
2. Each owner or resident shall comply with all provisions of the City of Houston Fire Code.
3. Violations of the City of Houston Fire Code may result in fines by both the Association and the City of Houston.

4. Each day a violation continues, it may constitute a separate offense under the City of Houston Fire Code.
5. Grills, smokers or barbeque pits are not to be stored on the common elements.

#### XIV. SMOKE DETECTORS

At least one (1) approved smoke detector shall be installed in each unit. This device shall be maintained in proper working order at all times. Each owner or resident shall comply with all laws, regulations, and ordinances with respect to smoke detectors.

#### XV. NOISE AND DISTURBANCES

1. Owners and residents shall avoid making or permitting to be made loud, disturbing or objectionable noises inside and outside, such as, but not limited to, musical instruments, radios, televisions, computers, amplifiers, car alarms, and any other noise making devices in such a manner as which they may disturb other residents.
2. No nuisance or illegal activity shall be committed or be permitted to occur in any unit or upon the common or limited common elements of River Stone I property and any violation of such will be acted upon by discretion of the Board of Directors and may be subject to fines per Section 82.102(a)(12) of the Texas Uniform Condominium Act.
3. Any Board Member or representative of the management company has the sole discretion to determine what an unacceptable nuisance is and his/her decision is final.

#### XVI. GENERAL PROHIBITIONS

1. Each owner shall keep and maintain the windows, window screens, front doors, hallway vents and interior of his/her unit in good condition and repair. All windows forming part of the perimeter wall of a unit shall be kept clean by the owner.
2. No rugs, garments, laundry or otherwise unsightly items shall be permitted to extend from or be placed outside of a unit or on/in its windows, patio or balcony.
3. No aluminum foil or similar reflective materials may be used or placed over windows or doors of any unit. All exposed window coverings visible from the outside shall have white, off-white or beige backing. Any variations will need ACC approval.
4. It is prohibited to dust rugs or other materials out of windows, to clean rugs by beating on the exterior part of the building, nor may dust, trash or garbage be thrown out of windows, patios or balconies of a unit.

5. No owner, resident or guest shall litter on any part of River Stone I property. Any person witnessed to have violated this rule may be fined or face possible legal charges, subject to the notice requirements in Section 82.102(a)(12) of the Texas Uniform Condominium Act.
6. No owner or resident shall make alterations, modifications or structural improvements or add any wiring for electrical (such as window A/C unit), internet or telephone installation, awnings, patio coverings or other similar devices to the common or limited common elements of River Stone I, nor shall he/she remove or add to the planting, structure, furnishings or other equipment or object, without receiving the prior express written permission of the Board of Directors or its acting managing agent through the consent of the Board.
7. No owner, resident, family member, renter, lessee, guest, invitee, licensee or occupant shall at any time cause damage, harm or destruction to any part of the common or limited common elements, which include, but are not limited to, the buildings, landscaping, fences, gates, roads, sidewalks, pool and carports as well as any other part of the premises owned and belonging to the Association. Violators shall be fined and/or charged back for the damages and may have legal action brought against them, subject to the notice requirements in Section 82.102(a)(12) of the Texas Uniform Condominium Act.
8. No roll-up shades/blinds and awnings may be permitted on balconies without prior express written consent of the Board of Directors or the Management Agent acting in accordance with the Board's direction. If approved, shades/blinds have to be in white/off-white, beige/brown and in good condition. All shades/blinds within a unit must be of the same type and same color.
9. No drilling, digging, quarrying, or mining operation of any sort will be permitted on the property.

XVII. FINES

A. General Fines Structure

1. Fines will be imposed for any infraction by an owner, tenant and/or guest of the Declaration, Bylaws or these Amended Rules and Regulations. This policy will become effective upon recording and is subject to the notice requirements set forth in Section 82.102(a)(12) of the Texas Uniform Condominium Act. The fining structure will be as follows:

I. For immediately rectifiable offenses like pool infractions, littering, nuisances, disturbances, car related violations, pet rules, right of entry etc.

|               |   |
|---------------|---|
| First Offense | 1-week Certified letter warning of fine (except where stated otherwise in the Rules and Regulations). |
|---------------|---|

|  |                           |
|--|---------------------------|
| Second Offense (or if not corrected within 7 days) | Letter with \$200.00 fine |
|--|---------------------------|

II. For offenses other than stated above such as repair to common elements, repair to hallways, patios including screen repair, installation of satellite dishes etc.

|               |  |
|---------------|--|
| First Offense | 14 days Certified letter warning of fine (except where stated otherwise in the Rules and Regulations). |
|---------------|--|

|   |                           |
|---|---------------------------|
| Second Offense (or if corrected within 14 days) | Letter with \$200.00 fine |
|---|---------------------------|

III. If the offenses reoccur or continue after the second notice, the Association will continue to assess the 2<sup>nd</sup> offense fine, respectively \$200.00 or \$250.00, every month the violation exists or each time it reoccurs within a twelve months period until abated. The Board may refer the matter to legal counsel for enforcement and/or collection. All fines are cumulative. All fees including all attorney's fees incurred by the Association in enforcing the governing documents and Rules and Regulations will be charged to the owner of the unit from which the violation occurred and will be added to the owner's assessment account and may be collected in the same manner as assessments.

If an offense results in damage or destruction to the limited or general common elements all fines are in addition to the costs of labor and/or materials to repair or replace the damaged property.

B. Fine Policy Conditions

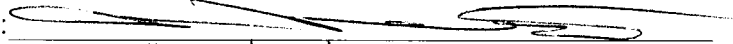
RP-2024-428352

1. No one will be fined without the Association first sending a certified notice describing the violation and amount of fine and informing the owner that he/she is entitled to a reasonable period to cure the violation and avoid the fine and/or has the right to request a hearing on or before the 30<sup>th</sup> day after the date the owner receives the notice.
2. Any owner filing a dispute will be placed on the upcoming Board Meeting agenda no later than the 30<sup>th</sup> day after the date the Board receives the owner's request for a hearing. At the hearing, the owner will be allowed a reasonable period of time to present his/her reasons why the fine should not be imposed or should be abated.
3. All hearings, notices, and appeals will be held and conducted in accordance with the procedures prescribed by the Board of Directors.


Adopted by unanimous vote of the Board of RIVER STONE I ASSOCIATION, INC., at a meeting held on the 21<sup>st</sup> day of October 2024.

Signed this the 21<sup>st</sup> day of October 2024.

RIVER STONE I ASSOCIATION, INC.

BY:   
Printed name: Angela Braxton, President

BY: P Voigt  
Printed name: Petra Voigt, Secretary

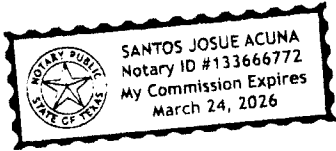
BY:   
Printed name: ANTONIO LOU, Treasurer

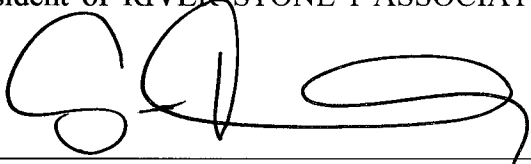
RP-2024-428352

STATE OF TEXAS §  
  §  
COUNTY OF HARRIS §

ACKNOWLEDGMENT

This instrument was acknowledged before me on this the 21<sup>st</sup> day of OCTOBER 2024, by ANGELA BRANTON, President of RIVER STONE I ASSOCIATION, INC., and on behalf of said Association.

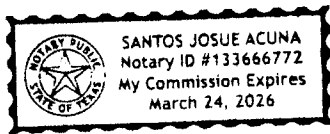


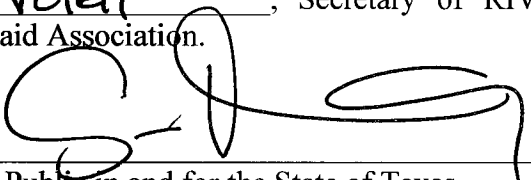
  
\_\_\_\_\_  
Notary Public in and for the State of Texas

STATE OF TEXAS §  
  §  
COUNTY OF HARRIS §

ACKNOWLEDGMENT

This instrument was acknowledged before me on this the 21<sup>st</sup> day of OCTOBER, 2024, by PETRA VOIET, Secretary of RIVER STONE I ASSOCIATION, INC., and on behalf of said Association.

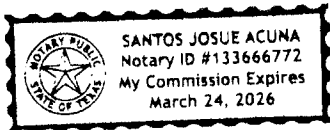


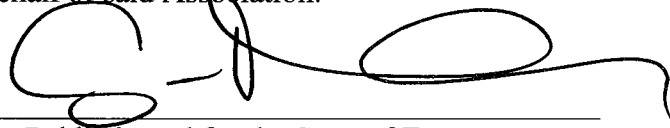
  
\_\_\_\_\_  
Notary Public in and for the State of Texas

STATE OF TEXAS §  
  §  
COUNTY OF HARRIS §

ACKNOWLEDGMENT

This instrument was acknowledged before me on this the 21<sup>st</sup> day of OCTOBER day of \_\_\_\_\_, 2024 by ANTONIO LON, Treasurer of RIVER STONE I ASSOCIATION, INC., and on behalf of said Association.



  
\_\_\_\_\_  
Notary Public in and for the State of Texas

RP-2024-428352

AFTER RECORDING, RETURN TO:



SEARS BENNETT & GERDES  
6548 GREATWOOD PKWY.  
SUGAR LAND, TEXAS 77479

RP-2024-428352

RP-2024-428352  
# Pages 20  
11/15/2024 03:42 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$97.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

RP-2024-428352