

FILED
OCT 15 2009
TARRANT COUNTY, TEXAS

**CERTIFICATE
FOR
RECORDATION OF A DEDICATORY INSTRUMENT
OF**

RIVER PARK PLACE HOMEOWNERS ASSOCIATION, INC.

STATE OF TEXAS

COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, a Declaration of Covenants, Conditions, Restrictions and Easements dated effective December 30, 2005, regarding certain real property described in Exhibit "A" thereto was recorded as Document No. D206008307 in the Real Property Records of Tarrant County, Texas, (said instrument and any supplements or amendments thereto being referred to herein collectively as the "Declaration"); and

WHEREAS, River Park Place Homeowners Association, Inc, a Texas nonprofit corporation (the "Association") was formed to administer and enforce the Declaration and, in that regard, desires to comply with Section 202.006 of the Texas Property Code which requires that "A property owners' association shall file its dedicatory instruments in the real property records of each county in which the property to which the dedicatory instrument relates is located." by filing of record the attached Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for River Park Place;

NOW, THEREFORE, the Association hereby executes this Certificate to effect the recording of the dedicatory instrument attached hereto in compliance with Section 202.006.

EXECUTED on the 15th day of October, 2009, but effective as of the 13th day of October, 2009.

RIVER PARK PLACE HOMEOWNERS ASSOCIATION, INC.
a Texas non-profit corporation

By: Charles W. Spencer
Charles W. Spencer,
Authorized Representative

STATE OF TEXAS

COUNTY OF DALLAS

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This instrument was acknowledged before me on the 15th day of October, 2009, by Charles W. Spencer, authorized representative of River Park Place Homeowners Association, Inc. a Texas nonprofit corporation, on behalf of said corporation.



Carol J. Spencer
Notary Public, State of Texas

After Recording Return to:

*Charles W. Spencer
Charles W. Spencer & Associates, PLLC
7920 Belt Line Road, Suite 935
Dallas, TX 75254*

AMENDMENT TO THE DECLARATION
OF
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS
FOR
RIVER PARK PLACE

This Amendment to the Declaration of Covenants, Conditions, Restrictions, and Easements for River Park Place ("Amendment") is executed as of the date set forth in the signature block below by a duly authorized officer or agent of River Park Place Homeowners Association, Inc. ("Association").

WHEREAS, that certain Declaration of Covenants, Conditions, Restrictions and Easements for River Park Place (the "Declaration") was executed effective as of December 30, 2005 and recorded January 10, 2006 as Document No. 0206008307 in the Real Property Records of Tarrant County, Texas; and

WHEREAS, the Association, by the requisite vote of its members as provided in Section 9.03, desires to make the amendments referenced below to the Declaration by this instrument;

AMENDMENTS

NOW, THEREFORE, the Declaration is hereby amended as follows:

1. Section 6.05. So much of Section 6.05 of the Declaration as currently reads as follows:

"The landscape plan must include the addition of at least two (2) 3-inch caliper trees (measured at a point four and one-half feet (4.5) feet above ground level) located in front of the Residence and at least three (3) five-gallon shrubs placed in front of the Residence. In addition, the landscape plan for each Lot which has a side yard adjacent to a public or private street shall include at least two (2) 3-inch caliper trees (measured at a point four and one-half feet (4.5) feet above ground level) located within that side yard, unless otherwise approved by the ACC and the Executive Committee of the Consolidated Association. All trees must be either red oaks or live oaks, unless otherwise approved by the ACC and the Executive Committee of the Consolidated Association."

is hereby amended to read as follows:

"The landscape plan must include the addition of at least one (1) 3-inch caliper tree (measured at a point four and one-half feet (4.5) feet above ground level) located in front of the Residence and at least three (3) five-gallon shrubs placed in front of the Residence. A tree of less than 3-inch

*Amendment to Declaration
River Park Place*

Mark S. Khan 10/13/2009

caliper would require prior written approval of the ACC and the Executive Committee of the Consolidated Association. An addition of more than two trees in the front yard would require prior written approval of the ACC and the Executive Committee of the Consolidated Association. In addition, the landscape plan for each Lot which has a side yard adjacent to a public or private street shall include at least two (2) 3-inch caliper trees (measured at a point four and one-half feet (4.5) feet above ground level) located within that side yard, unless otherwise approved by the ACC and the Executive Committee of the Consolidated Association. All trees must be one of the following varieties: Red Oak, or Live Oak, Lacey Oak, Bigelow Oak, Live's Necklace, Mexican Plum, Desert Willow, or Redbud (Forest Pansy) unless otherwise approved by the ACC and the Executive Committee of the Consolidated Association."

2. Section 6.06. Section 6.06 of the Declaration which current reads as follows:

"6.06 Existing Trees. No tree having a diameter of three (3) inches or more (measured at a point four and one-half feet (4.5) feet above ground level) shall be removed from any Lot unless the removal has been approved in writing by the ACC and the Executive Committee of the Consolidated Association."

is hereby amended to read as follows:

"6.06 Existing Trees. One of two trees in the front yard may be removed without approval of the ACC or Executive Committee. A removed tree can be replaced with a tree from the approved list of trees without prior written approval of the ACC or Executive Committee. Plans to remove any additional trees beyond the one tree will require prior written approval of the ACC and the Executive Committee of the Consolidated Association."

All other covenants, restrictions, easements, conditions, stipulations, reservations and other terms and provisions which have not been changed hereby, either expressly or by necessary implication, shall remain in full force and effect.

[END OF TEXT. SIGNATURE PAGE FOLLOWS.]

IN WITNESS WHEREOF, this Amendment to the Declaration is hereby executed by the Association, by and through its Secretary, to evidence the vote of Members of the Association, effective as of the 13 day of October, 2009.

RIVER PARK PLACE HOMEOWNERS
ASSOCIATION, INC.,
a Texas nonprofit corporation

By: [Signature]
Name: Mark J. [unclear]
Title: President

STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on this _____ day of _____, 2009, by _____ of River Park Place Homeowners Association, Inc., Texas nonprofit corporation, on behalf of said corporation.

Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:

Attn: _____

SUZANNE HENDERSON

COUNTY CLERK



100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

CHARLES W SPENCER & ASSOCIATES
7920 BELT LINE RD STE 935
DALLAS, TX 75254

Submitter: CHARLES W SPENCER &
ASSOCIATES

DO NOT DESTROY
WARNING - THIS IS PART OF THE OFFICIAL RECORD.

Filed For Registration: 10/19/2009 11:48
AM

Instrument #: D209277195

OPR

6

PGS

\$32.00

By: _____

Suzanne Henderson

D209277195

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW

Prepared by: CAMADDOCK

CERTIFICATE
FOR
RECORDATION OF A DEDICATORY INSTRUMENT
OF
RIVER PARK PLACE HOMEOWNERS ASSOCIATION, INC.

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TARRANT §

WHEREAS, a Declaration of Covenants, Conditions, Restrictions and Easements dated effective December 30, 2005, regarding certain real property described in Exhibit "A" thereto was recorded as Document No. D206008307 in the Real Property Records of Tarrant County, Texas, (said instrument and any supplements or amendments thereto being referred to herein collectively as the "Declaration"); and

WHEREAS, River Park Place Homeowners Association, Inc, a Texas nonprofit corporation (the "Association") was formed to administer and enforce the Declaration and, in that regard, desires to comply with Section 202.006 of the Texas Property Code which requires that "A property owners' association shall file its dedicatory instruments in the real property records of each county in which the property to which the dedicatory instrument relates is located." by filing of record the attached Resolution of the Board of Directors of River Park Place Homeowners Association, Inc.;

NOW, THEREFORE, the Association hereby executes this Certificate to effect the recording of the dedicatory instrument attached hereto in compliance with Section 202.006.

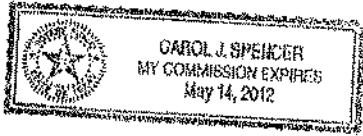
EXECUTED on the 15th day of October, 2009, but effective as of the 13th day of October, 2009.

RIVER PARK PLACE HOMEOWNERS ASSOCIATION, INC.
a Texas non-profit corporation

By: Charles W. Spencer
Charles W. Spencer,
Authorized Representative

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 15th day of October, 2009, by Charles W. Spencer, authorized representative of River Park Place Homeowners Association, Inc, a Texas nonprofit corporation, on behalf of said corporation.



Carol J. Spencer

Notary Public, State of Texas

After Recording Return to:

*Charles W. Spencer
Charles W. Spencer & Associates, PLLC
7920 Belt Line Road, Suite 935
Dallas, TX 75254*

RIVER PARK PLACE
HOMEOWNER'S ASSOCIATION, INC.
5751 Kroger Drive, Suite 193
Keller, Texas 76248

RESOLUTION

The Board of Directors for River Park Place Homeowners Association, Inc. resolves to adopt the attached guideline to amendment 6.17 Commercial and Recreational Vehicles and Trailers, in the Declaration of Covenants, restrictions and Easements for River Park Place.

EXECUTED as this 6th day of May, 2000.

Steven Kowalski
Wade S. Pl
[Signature]
[Signature]
May Kuben

6.17 Commercial and Recreational Vehicles and Trailers. No commercial vehicle, commercial use truck, bus, trailer, mobile home, recreational vehicle, camper, truck with camper top, boat, boat trailer, self-propelled or towable equipment or machinery or any sort any item deemed offensive by Declarant, ACC, or Association or like equipment shall be permitted on any Lot on a permanent basis. No junk vehicles or vehicles in disrepair or neglect shall be stored, repaired or displayed on any Lot, street or otherwise in the Development. Notwithstanding the foregoing, any such vehicles or equipment may be stored on a Lot, provided such vehicle or equipment is kept in an enclosed space and concealed from view by neighboring residences and streets. During the construction or improvements on a Lot, necessary construction vehicles may be parked thereon for and during the time of construction of the Residence. This restriction shall not apply to automobiles or small passenger trucks (with a truck load capacity of one ton or less) in good repair and attractive condition parked and those vehicles are parked on an improved driveway which has been approved by the ACC. No vehicle shall ever be permitted to be parked on the front of site yard within view of the public.

Guideline to amendment 6.17 Commercial and Recreational Vehicles and Trailers, of the Declaration of Covenants, Restrictions and Easements to read

The River Park Place HOA Board has determined that no assembling or dis-assembling of motor vehicles, boats, trailer, or any other machinery or equipment shall be permitted in any common area, driveway, yard, street or open garage. To do otherwise constitutes a violation of restriction 6.17.

THE STATE OF TEXAS COUNTY OF TARRANT

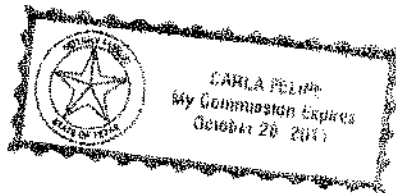
This instrument was acknowledged on the 10th day of May, 2011, by the following Directors of the River Park Place Homeowners Association, Inc.

[Signature] President, Jeff Merlow
[Signature] Vice President, Marc Johnson
[Signature] Treasurer, John Grace
[Signature] Secretary, Steven Sandage

On behalf of and as the official act and deed of RIVER PARK PLACE HOMEOWNERS ASSOCIATION, INC.

Carla Felipe
Notary Public for the State of Texas

My Commission Expires 10/28/11



MARY LOUISE GARCIA

COUNTY CLERK



100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

HOLT & YOUNG
9821 KATY FRWY STE 350
HOUSTON, TX 77024

Submitter: HOLT & YOUNG

DO NOT DESTROY
WARNING - THIS IS PART OF THE OFFICIAL RECORD.

Filed For Registration: 5/15/2013 12:57 PM

Instrument #: D213123359

OPR

3

PGS

\$20.00

By: _____

Mary Louise Garcia

D213123359

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

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RIVER PARK PLACE HOMEOWNERS ASSOCIATION, INC.
GUIDELINE FOR STAINING FENCES WITHIN THE SUBDIVISION

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

WHEREAS, River Park Place Homeowners Association, Inc. (the "Association"), a Texas nonprofit corporation, is the governing entity for River Park Place, an addition in Tarrant County, Texas, according to the map or plat thereof, recorded in the Plat Records of Tarrant County, Texas, under Cabinet A, Slide 10754, along with any amendments, supplements, annexations and additions thereto (the "Subdivision"); and

WHEREAS, the Subdivision is governed by a recorded instrument known as the Declaration of Covenants, Conditions and Restrictions for River Park Place, recorded in the Real Property Records of Tarrant County, Texas, under Clerk's File No. D206008307, along with any amendments, supplements and annexations thereto (the "Declaration"); and

WHEREAS, Article V, Section 5.05 of the Declaration provides that the Association may adopt, promulgate, amend, revoke and enforce design standards for the purpose of establishing guidelines with respect to exterior colors for improvements in the Subdivision; and

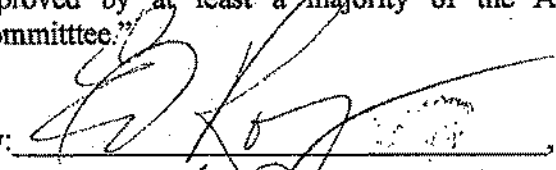
WHEREAS, the Association, through its Architectural Control Committee, desires to adopt a guideline to create a uniform color of stain to be applied to wood fences in the Subdivision;

NOW THEREFORE, pursuant to the foregoing and as evidenced by the Certification hereto, the Association hereby adopts the following guideline:

- 1) No fence in the Subdivision shall be stained or restained unless the color of the stain is a uniform "Jarrah Brown", made by Cabot.

CERTIFICATION

"I, the undersigned, being a Director of River Park Place Homeowners Association, Inc., hereby certify that the foregoing Architectural Guideline was approved by at least a majority of the Association Architectural Control Committee."

By: 

Print Name: ED ROBERGE

Title: HOA BOARD PRESIDENT

ACKNOWLEDGEMENT

STATE OF TEXAS

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COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day, personally appeared ED ROBERGE, a Director of River Park Place Homeowners Association, Inc., the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same as the act of the Association for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 8 day of APRIL, 2013.

Autumn D. Hoffa
Notary Public, State of Texas

After Recording Return to:
HOLT & YOUNG, P.C.
9821 Katy Freeway, Ste. 350
Houston, Texas 77024

