

Mary Louise Garcia Mary Louise Garcia

AFTER RECORDING, PLEASE RETURN TO:

**Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1700 Pacific Avenue
Suite 2700
Dallas, Texas 75201**

**CERTIFICATE AND MEMORANDUM OF RECORDING OF
DEDICATORY INSTRUMENTS FOR
RIVER PARK PLACE HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

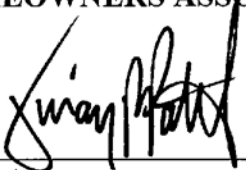
The undersigned, as attorney for River Park Place Homeowners Association, Inc., for the purpose of complying with Section 202.006 of the Texas Property Code and to provide public notice of the following dedicatory instrument affecting the owners of property described on Exhibit B attached hereto (the "*Property*"), hereby states that the dedicatory instrument attached hereto is a true and correct copy of the following:

- ***Design Standards No. 1 – Roofing Materials (Exhibit A).***

All persons or entities holding an interest in and to any portion of property described on Exhibit B attached hereto are subject to the foregoing dedicatory instrument until amended.

IN WITNESS WHEREOF, River Park Place Homeowners Association, Inc. has caused this Certificate and Memorandum of Recording of Dedicatory Instruments to be recorded in the Official Public Records of Tarrant County, Texas.


**RIVER PARK PLACE
HOMEOWNERS ASSOCIATION, INC.**

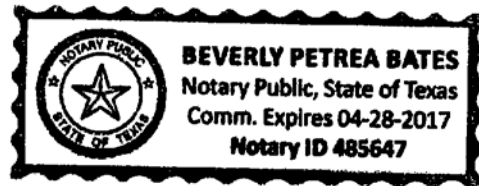
By: 
Its: Attorney

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Vinay B. Patel, attorney for River Park Place Homeowners Association, Inc., known to me to be the person whose name is subscribed on the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND AFFIRMED SEAL OF OFFICE on this 30th day of March, 2016.


Notary Public, State of Texas



**River Park Place Homeowners Association, Inc.
Architectural Control Committee**

**Design Standards No. 1
Roofing Materials**

Pursuant to Article V, Section 5.05 of the Declaration of Covenants, Restrictions and Easements for River Park Place, recorded on January 10, 2006 as Instrument No. D206008307 in the Official Public Records of Tarrant County, Texas (the “Declaration”), the Architectural Control Committee (the “ACC”) is authorized to adopt, publish, and promulgate Design Standards which shall be enforceable as restrictive covenants which run with the land.

Therefore, pursuant to the Declaration, the ACC does hereby publish and promulgate the following Design Standards:

The ACC committee has approved the following roof standards and materials for use within the River Park Place subdivision.

- 1. Minimum roof pitch shall be 6 to 12.*
- 2. Minimum of a 20 year rated shingle with weight equal to 240 pounds or more per square.*
- 3. Composite architectural dimensional shingle in weathered-wood, brown tone.*
- 4. All equipment or improvements located on the roof shall be screened from view on all four (4) sides.*
- 5. The following materials are prohibited: metal or aluminum, tile, and wood.*
- 6. The pre-approved roofing material is –*
 - a. Brand: CertainTeed*
 - b. Series: Landmark*
 - c. Color: weathered brown*
- 7. Any grade of the Landmark series in weathered-brown is pre-approved.*
- 8. Any roof material or shingle that is outside the Certain Teed, Landmark series line is not pre-approved and must be submitted for approval through the ACC process.*
- 9. Existing roofing systems with sections of decorative, accent metal are permitted. New installations of decorative, accent metal must be submitted for approval through the ACC process.*

The ACC has approved this Design Standards to be effective upon its publication and promulgation.

DocuSigned by:

By: Jan-Michael Olberg
Member of the ACC 3/29/2016

By: Mary Beth Strasburger
Member of the ACC

By: [Signature]
Member of the ACC

EXHIBIT B

Those tracts and parcels of real property located in the City of Fort Worth, Tarrant County, Texas and more particularly described as follows:

- All property subject to the **Declaration of Covenants, Restrictions and Easements for River Park Place, recorded on January 10, 2006 as Instrument No. D206008307 in the Official Public Records of Tarrant County, Texas;** and
- All property subject to the **Final Plat of River Place Addition, Section One, an addition in the City of Fort Worth, Tarrant County, Texas, according to a map or plat thereof, recorded in Cabinet A, Slide 10754 in the Plat/Map Records, Tarrant County, Texas.**