

BARTLEY & SPEARS, P.C.
ATTORNEYS AT LAW

Richard E. Bartley

September 3, 2012

Ft. Bend/Grand River Homeowners Assn., Inc.
c/o Graham Management
12000 Westheimer, Suite 390
Houston, Texas 77077

Attention: Ms. Tracy Graham

Re: Stallion Policy and Resolution; Tethering of Horses Policy and Resolution

Dear Tracy:

Enclosed please find the recorded Stallion Policy and Resolution and Tethering of Horses Policy and Resolution which has been recorded in the Real Property Records of Fort Bend County, Texas. Please place the certificate in your permanent records. With kindest regards, I remain

Yours very truly,

BARTLEY & SPEARS, P.C.



Richard E. Bartley

REB/lab

Enclosure: Stallion Policy and Resolution/Tethering of Horses Policy and Resolution

0903LB321.7.538.800.12

FORT BEND/GRAND RIVER HOMEOWNERS ASSOCIATION, INC.

STALLION POLICY AND RESOLUTION

TETHERING OF HORSES POLICY AND RESOLUTION

WHEREAS. Article VII. Section I. Powers. Of the BY-LAWS OF FORT BEND/GRAND RIVER HOMEOWNERS ASSOCIATION. INC. empowers the Board of Directors to exercise, on behalf of the Association, all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other provisions of its By-Laws, its Articles of Incorporation, or the Declaration of Covenants, Conditions and Restrictions for Grand River: and

WHEREAS. Article VII. Section 8. Animals And Livestock. Of the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR GRAND RIVER states

No animals of any kind may be raised, bred, or kept on any Lot for commercial purposes. Consistent with its use as a residence, dogs, cats, horses and other domestic animals may be kept on a Lot once the Single Family Residence on such Lot is completed and occupied; provided, however, there shall be not more than two (2) small animals such as dogs and cats per full acre of land contained within a Lot and not more than one (1) horse per full acre of land contained within a Lot For purposes hereof, cows, pigs, goats, sheep, ostriches, emus, guinea, chickens and other barnyard fowl shall not be considered to be domestic animals and are not permitted on any Lot. All animals shall be kept on a leash when not within the residence or a confined area on the Lot. Animals which are permitted to roam free, or which in the sole discretion of the Board, endanger health, make objectionable noise, or constitute a nuisance or inconvenience to the Owners or Occupants within the Subdivision may be removed by the Board. Animal control authorities shall be permitted to enter the Properties to patrol and remove pets. Pets shall be registered, licensed and inoculated as required by law.

WHEREAS, the Board of Directors of Fort Bend/ Grand River Homeowners Association, Inc. desires to adopt a resolution establishing a policy concerning the keeping of Stallions, unaltered male equine, as well as the staking or tethering of horses within the Grand River Subdivision.

NOW, THEREFORE, BE IT RESOLVED that the Fort Bend/ Grand River Homeowners Association, Inc., acting through its Board of Directors, hereby adopts the following Stallion Policy and Resolution:

Stallions, unaltered male equine, must be kept behind an appropriate fenced area, 3-rail wood fence in good repair, located on the interior of a lot, no closer than 100 feet from the equestrian way, 100 feet from both side property lines and 100 feet from rear property line or within the confines of an appropriate stall within a barn.

Staking or tethering of horses is prohibited anywhere on a Lot.

This Resolution was Adopted by the Board of Directors the 1 day of June, 2012 and shall be effective as of said date.


CHAD VERRET. Board Member
GINA PURGATORIO. Board Member
MIKE CURLEY. Board Member

Exhibit A

Grand River, a subdivision of land in Fort Bend County, Texas according to the plat thereof recorded under slide Nos. 1650/A and 1650/B, 1651/A and 1651/B, 1652/A and 1652/B, 1653/A and 1653/B and 1654/A in Map Records of Fort Bend County, Texas.

By: [Signature], Managing Agent

Print name: Tracy Graham

State of Texas, County of Harris

This instrument was acknowledged before me on the 20 day of July, 2012, by Tracy Graham, Managing Agent of Ft. Bend/Grand River Homeowners Association.

[Signature]
Notary Public in and for The State of Texas

