

**River Forest Inc. dba River Forest Homeowners Association
GUIDELINES FOR POLITICAL SIGNAGE**

WHEREAS the River Forest Inc. dba River Forest Homeowners Association (“Association”) is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the various sections of the community (referred to collectively as “Declarations”); and

WHEREAS the Declarations contain certain restrictions regarding the display of signage within the community; and

WHEREAS chapter 202 of the Texas Property Code was amended effective June 18, 2005, to add Section 202.009 (“Section 202.009”) thereto; and

WHEREAS Section 202.009 contains provisions which modify the signage restrictions contained in the Declarations (but only with regard to political signage); and

WHEREAS chapter 202.009 of the Texas Property Code, allows a property owners association to adopt and enforce certain covenants to restrict political signage; and

WHEREAS, Section 202.009 allows the adoption and enforcement of certain covenants to regulate political signage; and

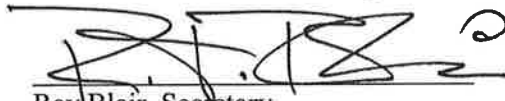
WHEREAS, the Board of Directors (the “Board”) of the Association has determined that in connection with maintaining the aesthetics and architectural harmony of the community, and to provide clear and definitive guidance regarding the display of political signage therein, it is appropriate for the Association to adopt guidelines regarding the display of political signage within the community; and

NOW, THEREFORE, the Board has duly adopted the below-described guidelines for political signage within the community. The guidelines are effective upon recordation in the Public Records of Fort Bend County, and supersede any guidelines for political signage which may have previously been in effect. Except as effected by Section 202.009 and/or by these guidelines, all other signage provisions contained in the Declarations or any other governing document of the Association shall remain in full force and effect. The guidelines for political signage are as follows:

1. Political signage covered by these guidelines includes any sign advertising a specific candidate or ballot issue in an election for which a vote may be cast in the precinct in which the applicable property is located (such political signage shall be referred to as “Sign” or “Signs”).
2. One or more political Signs which are in compliance with these guidelines may be displayed no earlier than 90 days before the election and must be removed before the 10th day after the election.
3. Signs unrelated to a candidate or ballot issue for an upcoming election may not be displayed at any time. Issue-oriented signage which does not name a specific candidate or ballot issue for an upcoming election may not be displayed at any time.
4. Signs may only be placed on the resident’s own property. No sign of any type may be placed on Association common area, without prior written consent of the Association.
5. Only one Sign at a time may be displayed on a property for each candidate (or pair of candidates in the case of a presidential election) or ballot item.

6. Signs may be no larger than four (4) feet by six (6) feet.
7. Signs must be ground mounted with small wood or metal stakes and the top of the Sign may be no higher than six (6) feet above the ground. Signs may not be painted onto architectural surfaces such as buildings, walls or fences. Signs may not be attached to buildings, structures, walls, fences, trees, landscaping, utility poles, traffic control devices, light poles, vehicles, trailers or other objects. Bumper stickers and other such materials adhered to and flush with the surface of passenger vehicles are not prohibited by these guidelines.
8. Signs must be made of standard political signage materials and may not contain roofing material, siding, paving material, flora, balloons, lights or any other similar building, landscaping, or nonstandard decorative component.
9. No Sign may be displayed which is accompanied by music or other sounds or by streamers, balloons or lights or is otherwise distracting to motorists.
10. No Sign may be displayed which contains language, graphics or any display that would be offensive to the ordinary person.
11. No Sign may be placed in a manner which violates any law or threatens public health or safety.
12. As provided by Section 202.009, the Association is authorized to remove any Sign displayed in violation of these guidelines.

Approved and adopted by the Board of Directors on this 2 day of August 2005.



Ray Blair, Secretary

River Forest Inc. dba River Forest Homeowners Association

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dr. Dianne Wilson

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Dianne Wilson, Ph.D. COUNTY CLERK

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