

River Falls Architectural Control Committee (ACC)

Resolution No. 1 (2024)

A RESOLUTION OF THE RIVER FALLS ACC regarding clarification and restatement of Declaration of Covenants, Conditions, And Restrictions. Pursuant to section 4.6 of Declaration of Covenants.

WHEREAS, the **River Falls Main POA** Declaration of Covenants, Conditions, and Restrictions (CC&Rs) and Bylaws for River Falls Main POA provides the authority for the **River Falls ACC**, to adopt and enforce rules and regulations implementing such CC&Rs and Bylaws governing the community; and

WHEREAS, the **RIVER FALLS ACC and MAIN POA** has determined that it is in the best interest of the association and its members to implement these rules and regulations as outlined below;

NOW, THEREFORE, BE IT RESOLVED, that the following clarifying changes to the rules and regulations are hereby adopted:

1. **Rule Change 1: All Accessory Buildings will constructed be of same material construction as existing residence; stucco for stucco, wood for wood, masonry for masonry or if a steel building is chosen there will be a minimum of 36" Masonry or Stucco wainscoting on all sides of structure to match existing residence as closely as possible.**

Reason for Change: to provide direction for all future building both new, additional and modification as there have been many discrepancies and inconsistent application of existing rules in the past.

2. **Rule Change 2: Color of all new buildings will be as close as possible to existing primary color of current residence. All entrances and egress doors of completed build will match primary color of current residence.**

Reason for Change: to provide clarification on allowed architectural colors.

3. **Rule Change 3: all Accessory Buildings will be subject to a \$300 permit Fee and existing Community Recovery Fee as applicable to current residential home fees.**

Reason for Change: to clarify previous rules.

4. **Rule Change 4: Variance request- Any and all submitted variance requests will be subject to a mandatory nonrefundable \$100.00 fee for consideration by the ACC. Variance request will NOT be acted on until verified receipt of this nonrefundable fee.**

Reason for Change: to encourage that variance requests are submitted only for just cause.

5. **Rule Change 5: A refundable deposit will be required before issuance of any permits for the construction of Residence or Accessory Buildings. This deposit is refundable within 90 days of project completion and only if the project is completed as required by the stipulations of the permit(s) issued. Failure to complete the project as stipulated within the issuance of a permit will result in forfeiture of any deposit and will be subject to future enforcement policies.**

\$5000.00 deposit for residential, \$3000.00 deposit for accessory buildings

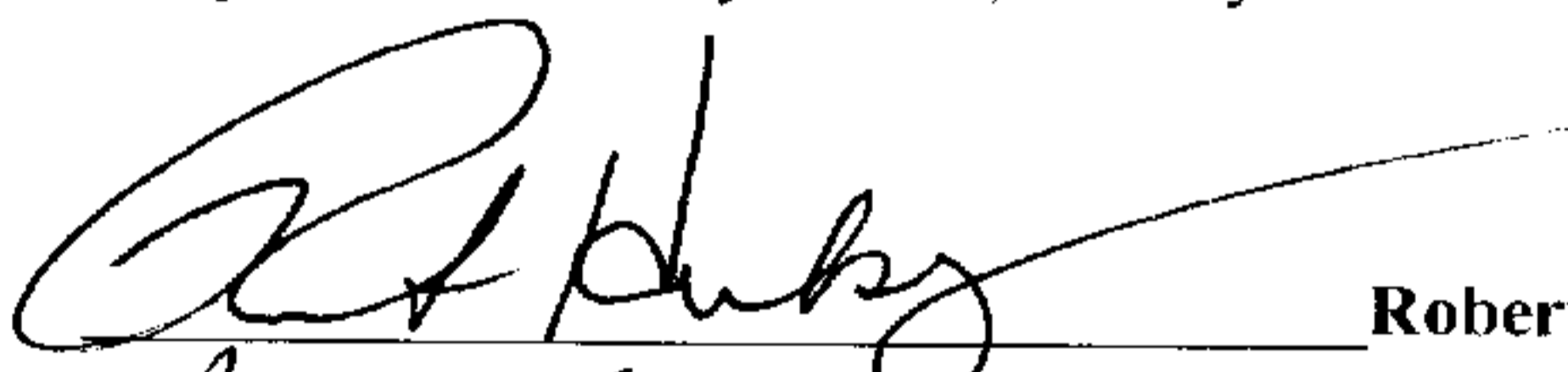
Reason for Change: to assist in project completion and enforcement of permit stipulations.

6. **Rule Change 6: If modifications of existing structures and/or addition of existing structure are not submitted to the ACC, or if specifications required by the ACC for original buildings or accessory building were ignored or simply not completed, then a nonrefundable inconvenience fee of \$100.00 will be due and payable for detection, investigation, negotiation of a suitable correction and further inspection to certify compliance and will be paid before the ACC will consider such failure. Fines and penalties will not be suspended until such fee is paid, along with all past due fines and penalties.**

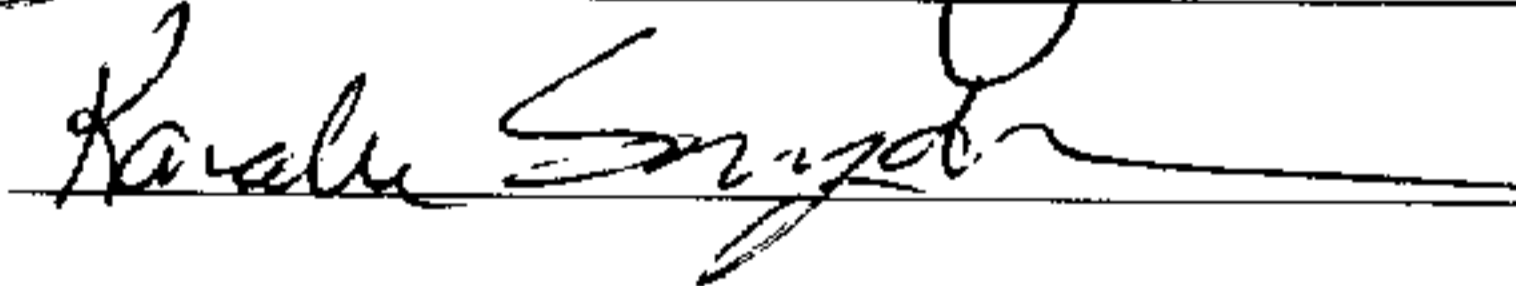
Reason for change: to assist the ACC and its compliance officer in resolving noncompliance.

BE IT FURTHER RESOLVED, that these changes shall become effective on July 1st, and all members of the River Falls Main POA shall be notified of these changes in accordance with the association's governing documents and Texas state law.

Adopted this 21th day of June, 2024 by the River Falls Main POA.

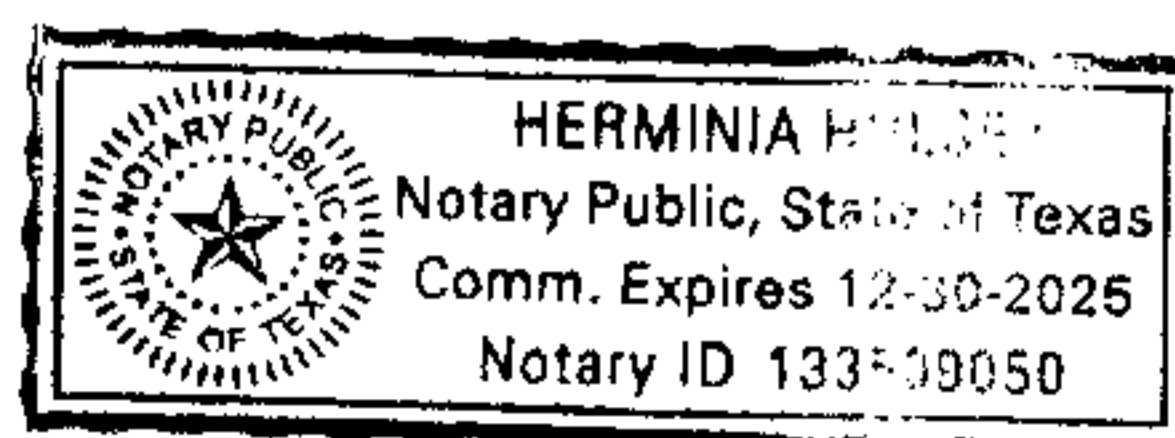


Robert Hulsey- President River Falls Main POA



Karalee Snyder- Chairman River Falls ACC

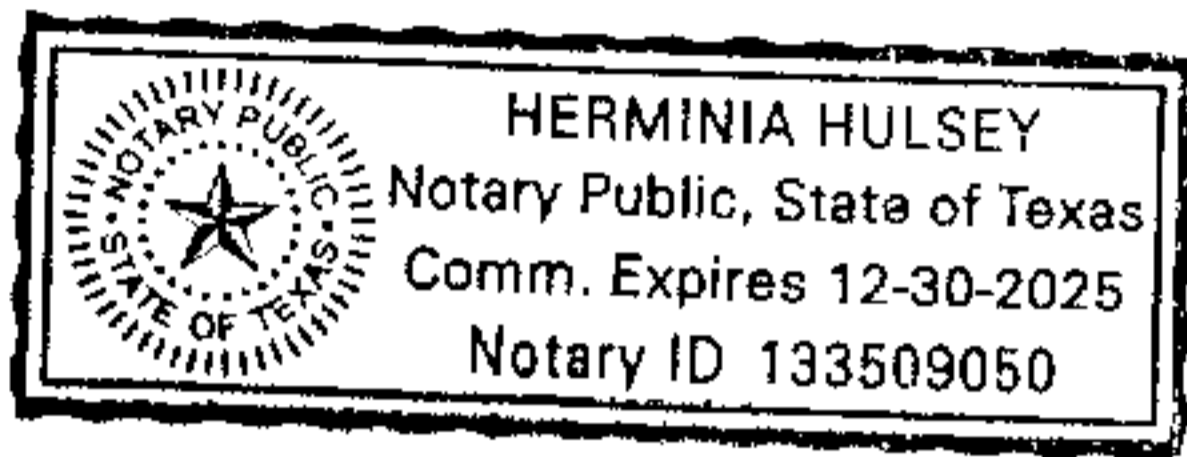
Passed by the River Falls POA Board Members
on 6/20/2024.



THE STATE OF TEXAS

COUNTY OF RANDALL

BEFORE ME, the undersigned notary public, on the 25th day of July, 2024 personally appeared Robert Hulsey, President River Falls POA, and Karalee Snyder, Chairman River Falls ACC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and in the capacity therein expressed.



A handwritten signature in cursive script, appearing to read "Herminia Hulsey", written over a horizontal line.

Notary Public in and for the State of Texas

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Susan B. Allen

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08/05/2024 01:23 PM
Fee: 33.00
Susan B. Allen, County Clerk
Randall County, Texas
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