

**FINE SCHEDULE OF
RIVERSHIRE MAINTENANCE FUNDS, INC.**

WHEREAS, the property affected by this Fine Schedule is subject to certain dedications, covenants and restrictions (the “Declaration”) which are of record in the Real Property at Montgomery County, Texas, as follows:

Section One – Clerk’s File No. 289104, Vol. 774, Page 638 of the Deed Records of Montgomery County, Texas; **Amended under** Clerk’s File No. 312121, Vol. 806, Page 893; Clerk’s File No. 7505266, Vol. 886, Page 501 of the Deed Records of Montgomery County, Texas; and Clerk’s File No. 8409681, Film Code No. 257-01-2465 of the Official Public Records of Real Property of Montgomery County, Texas.

Section One Replat of Reserves I, J, K and L – Clerk’s File No. 7742702, Volume 1029, Page 309 of the Deed Records of Montgomery County, Texas.

Section Two – Clerk’s File No. 7742702, Volume 1029, Page 309 of the Deed Records of Montgomery County, Texas.

WHEREAS, pursuant to the authority vested in Rivershire Maintenance Funds, Inc. (the “Association”) under the Declaration and pursuant to the express authority of the Texas Property Code, the Board of Directors of the Association (the “Board”) hereby promulgates the following Fine Schedule; and

WHEREAS, Pursuant to the applicable provisions of the Declaration, the Board of Directors of the Association is authorized to enforce the restrictions, rules and regulations and to recover damages or other dues for such violations, as it deems necessary or desirable with respect to the interpretation and implementation of the Declaration; and

WHEREAS, the Association desires, pursuant to the authority set out in the Declaration, and as set out in Chapter 204.010 of the Texas Property Code, to adopt a Fine Schedule and to impose, implement and levy fines as set out in the Fine Schedule, and as may be deemed necessary or desirable, as determined by the Board of Directors of the Association, for the interpretation and implementation of the Declaration.

NOW, THEREFORE, for the purpose of adopting a Fine Schedule for the implementation and enforcement of the Declaration; be it

RESOLVED by the Board of Directors of Rivershire Maintenance Funds, Inc., that the following Fine Schedule be adopted.

FINE SCHEDULE

1. **Violation Policy and Penalties.** Any violation of any of the Declaration, which is applicable to the Subdivision or the Association, by an individual owner, or resident, shall result in the following actions and penalties.
 - a. **First Violation** – a warning will be issued in writing to the owner and, if known to the Association, to the resident of the property. The warning, which may be in the form of a letter, shall contain all required statutory notices, including, without limitation, the notice required under the Texas Residential Property Owners Protection Act, Texas Property Code Section 209.006, as it may be amended from time to time.
 - b. **Subsequent Violations** – owners and residents will be subject to the following penalties for any subsequent violations:
 - (1) **Non-Continuing Violations.** For all non-continuing violations re-occurring within six (6) months of the First Violation:
 - (a) \$50.00 for the second occurrence.
 - (b) \$100.00 for the third occurrence.
 - (c) \$200.00 for each additional occurrence thereafter.
 - (2) **Grass and Shrubbery.** For failure to mow, trim and weed the yard:
 - (a) \$50.00 per thirty (30) day period of continuing violation.
 - (3) **Continuing Violations.** For failure to obtain Architectural Control Committee approval, failure to maintain improvements as required, failure to abide by use restrictions as set out in the Declaration, failure to abide by architectural restrictions as set out in the Declaration, and other continuing violations:
 - (a) \$150.00 per thirty (30) day period of continuing violation.
2. **Penalties Responsibility of Owner.** All monetary penalties will be billed to the owner's account and will be payable by the owner to the Association within 30 days of the date of billing.
3. **Penalties Cumulative.** All penalties shall be cumulative but the total amount fined will not exceed \$1,000.00 during the six (6) month period following the First Violation. If the violation continues for more than six (6) months or reoccurs after the end of a six (6) month period, such violation shall be subject to an additional \$1,000.00 cap for each subsequent six (6) month period.

4. **Non-Exclusive Remedies.** The imposition of the monetary penalties provided herein shall not be construed to be an exclusive remedy, and shall be in addition to all other rights and remedies to which the Association may otherwise be entitled, including, without limitation, the filing of an Affidavit of Non-Compliance in the Real Property Records of Montgomery County, Texas, and/or the initiation of legal proceedings seeking injunctive relief and/or damages, attorneys fees, costs of court and all other remedies, at law or in equity , to which the Association may be entitled.
5. **Violation by Resident, Tenant, or Agent.** A violation by a resident, tenant, guest, or agent of the owner shall be treated as a violation of the owner of the property. All monetary penalties shall be billed to the owner.
6. **Courtesy Notice.** For less severe violations, the Association may provide the owner and, if known by the Association, the resident, a courtesy notice and request for compliance within a specified time prior to initiating the notice procedure contained in paragraph 3.

This policy was duly adopted by the Board of Directors of Rivershire Maintenance Funds, Inc., on the 13th day of October, 2011.

The Board of Directors hereby approves and authorizes the Fine Schedule.

Signed this 17th day of October, 2011.

RIVERSHIRE MAINTENANCE FUNDS, INC.

By: Joanne Hill

Name: JOANNE HILL

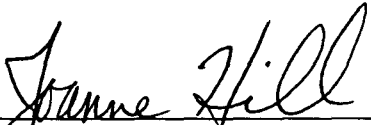
Its: President

CORPORATE CERTIFICATE
RIVERSHIRE MAINTENANCE FUNDS, INC.

The undersigned certifies that she is the duly appointed and acting President of Rivershire Maintenance Funds, Inc. (the "Association"). The Association is the property owners' association for Rivershire Section One, Rivershire Section Two, and Rivershire Section One Replat of Reserve I, J, K and L subdivisions, which are subdivisions in Montgomery County, Texas.

The Association is a Texas non-profit corporation, and a true and correct copy of the Fine Schedule of Rivershire Maintenance Funds, Inc. is attached to this certificate as Exhibit "A."

Signed this 17th day of OCTOBER, 2011.

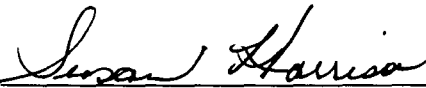


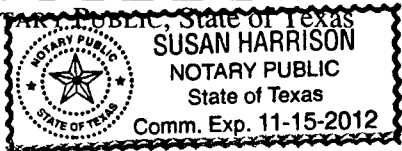
JOANNE HILL, President of RIVERSHIRE
MAINTENANCE FUNDS, INC.

STATE OF TEXAS §

COUNTY OF MONTGOMERY §

Sworn to and subscribed before me on the 17th day of OCT, 2011, by JOANNE HILL, President of RIVERSHIRE MAINTENANCE FUNDS, INC., a Texas non-profit corporation, on behalf of said corporation.



NOTARY PUBLIC, State of Texas


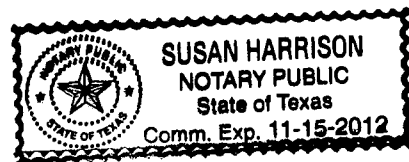
THE STATE OF TEXAS §

COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the 17th day of OCT, 2011, by JOANNE HILL, President of RIVERSHIRE MAINTENANCE FUNDS, INC., a Texas non-profit corporation, on behalf of said corporation.



NOTARY PUBLIC, State of Texas



AFTER RECORDING RETURN TO:
Rivershire Maintenance Funds, Inc.
206 Scarborough Dr.
Conroe, TX 77304