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RIVERSTONE HOMEOWNERS ASSOCIATION, INC.
RIVERSTONE COMMUNICATIONS POLICY

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

I. PURPOSE

The purpose of this Communications Policy (this “*Policy*”) is to provide content and use guidelines for various communication tools used by Riverstone Homeowners Association, Inc. (the “*Association*”) to provide information to Owners and Occupants of the Riverstone residential development. These communication tools include, by way of illustration and not limitation, websites, social media platforms, newsletters, mobile applications, electronic notifications (E-News and Eblast), the Riverstone Welcome Packet, and LED marquees located within the Riverstone residential development (collectively, the “*Communication Tools*”).

II. APPLICABILITY AND AUTHORITY

The property encumbered by this Policy is the property restricted by the First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Riverstone Single Family Residential Areas, recorded under Clerk’s File No. 2024054325 in the Official Public Records of Fort Bend County, Texas, as same has been or may be amended from time to time (the “*Declaration*”), and any other property which has been or may be annexed into the Riverstone residential development and made subject to the authority of the Association.

The capitalized terms used in this Policy are defined in the same manner as set forth in the Declaration, which definitions are incorporated in this Policy by this reference.

Pursuant to the Dedicatory Instruments governing the Properties, the Association is vested with the authority to adopt policies, rules, and guidelines.

The Board adopts this Policy, which runs with the land and is binding on all Owners and Lots within the Properties. This Policy is effective upon the recording of same. After the effective date, this Policy replaces any previously recorded or implemented policy that addresses the subjects contained in this Policy.

Invalidation of any one or more of the covenants, conditions, restrictions, or provisions contained in this Policy will in no way affect any of the other covenants, conditions, restrictions, or provisions of this Policy, which remain in full force and effect.

III. COMMUNICATIONS POLICY

A. **Communication Tools in General**

1. Purpose and Intent. Content (defined below) shared or published by the Association via one or more of the Communication Tools constitutes in-house communication by the Association published for the purpose of (i) informing Owners and Occupants of the Properties regarding community news and events and (ii) updating Owners and Occupants regarding the general status of the Properties.

The Communication Tools are not designed or intended to provide information or updates regarding news or events occurring outside of the Properties, and the Communication Tools will not be used to provide opinions on issues or controversies occurring within or outside of the Properties. Notwithstanding the foregoing, general information pertaining to topics such as transportation, education, gardening, health and wellness, and the like, and information pertaining to topics other than official Association news and may be shared using the Communication Tools as deemed appropriate by the Board.

2. Administration. The Board oversees the use of the Communication Tools and the sharing of Content via the Communication Tools. Notwithstanding the foregoing, the Board may, but is not required to, appoint one or more administrators, including the Association's general manager or other Association staff, to oversee the use of the Communication Tools, which administrators may, but need not be, Members of the Association. Administrators who are Members of the Association must be Members in Good Standing with the Association. The administrators appointed by the Board, if any, may be removed by the Board at any time and for any purpose. Rules regarding the use of the Communication Tools and Content shared via the Communication Tools may be set by the administrators, if appointed, subject to approval by the Board.

3. Unauthorized Communication Tools. Owners and Occupants may not create any website, social media outlet, newsletter, or other publication that appears to be authorized by the Association or the Board unless:

- a. the Board has provided the Owner or Occupant with written authorization to create or form such a website, social media outlet, newsletter, or other publication; or
- b. the Owner or Occupant prominently includes the following statement on the website, social media outlet, newsletter, or other publication: *"This publication is in no way affiliated or associated with or authorized, endorsed, approved, or maintained by Riverstone Homeowners Association, Inc. The name 'Riverstone' and any related names, marks, emblems, and images are registered trademarks of their respective owners, and the use of any trade name or trademark in this publication is for identification and reference purposes only and does not imply any association with the trademark holder or licensee, including Riverstone Homeowners Association, Inc."*

B. Content

1. In General. Information shared via the Communication Tools (“*Content*”) will, in general, relate to the following topics:

- a. Announcements regarding Association governance, including information pertaining to annual and special meetings of the Members, regular and special Board meetings, committee meetings, and the adoption of new or revised Dedicatory Instruments;
- b. Columns regarding Association news, including, by way of illustration and not limitation, columns regarding recognized Association committees and clubs that are of a social or recreational nature;
- c. Announcements regarding the use of amenities within the Properties, including recreational activities, programs, and classes occurring at such amenities, pool operation, and the like;
- d. Announcements regarding special projects sponsored by the Association within and outside of the Properties;
- e. Announcements regarding local events, workshops, classes, and the like occurring outside of the Properties;
- f. Articles of local interest, such as biographical sketches of Owners or Occupants of the Properties; and
- g. Advertisements, as more particularly described below.

The above list includes information that is typically shared using the Communication Tools and is not exhaustive. Other information may, in the sole discretion of the Board, be shared by the Association using the Communication Tools, and such additional information is included in the term “Content”.

2. Advertising. The Board may, in its sole discretion, designate space within the Communication Tools for use by local individuals and businesses (“*Advertisers*”) to advertise their goods and services. Advertisements shared via the Communication Tools in accordance with this Policy may only be shared in accordance with the below rules and procedures:

- a. The Communication Tools may only be used to share the advertisements of Advertisers who have entered into a valid written advertisement contract or similar written agreement with the Association. The advertisement contract or similar agreement will outline the terms of the use by the Advertiser of the Communication Tools.
- b. The Board may set and charge a fee to Advertisers for the dissemination of their advertisements via the Communication Tools. Payment of any fee

levied by the Association in accordance with this Policy will be made via the processes set forth in the advertisement contract or similar agreement entered into by and between the Association and the Advertiser.

- c. All advertisements must be approved by the Board prior to publication via a Communication Tool. Association staff may collaborate with the Advertiser to ensure the applicable advertisement meets the criteria of this Policy and is in keeping with the standards existing throughout the Properties. The Board has the absolute right to refuse to share any advertisement that, in its sole discretion, does not meet the criteria outlined in this Policy.
- d. No advertisements may be shared via the Riverstone Welcome Packet.
- e. The Board has the right to limit the number of advertisements shared via the residential newsletter to maintain a ratio of news articles to advertisements equal to 70:30. The ratio of news articles to advertisements set forth in this Policy may be changed by the Board from time to time in its sole discretion.

3. Prohibited Information. Only Content related to the Association, the Properties, and the local community surrounding the Properties may be shared via the Communication Tools. Information that is deemed political, divisive, illegal, or immoral, as determined in the sole discretion of the Board, may not be shared via the Communication Tools.

4. Content Format. The Board retains the right to edit Content to conform to the requirements set forth in this Policy and to account for the space limitations of the Communication Tools.

C. Social Media and Mobile Applications

Social media websites and mobile applications used by the Association may be utilized to inform Owners and Occupants of (i) upcoming events, classes, or activities, including promotions, changes, and updates relating to such events, classes, and activities, (ii) amenity information, and (iii) current events requiring frequent or rapid updates. In addition, social media websites and mobile applications may be utilized to clarify or provide additional details on regarding Content shared via other Communication Tools.

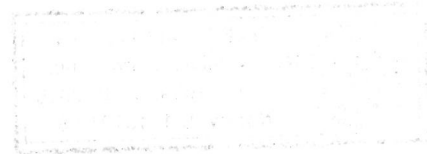
D. No Representations

The Board is not responsible for expressed opinions or for the authenticity of presented facts included in any Content shared via the Communication Tools. Opinions shared via the Communication Tools do not constitute the opinions of the Association, the Board, or the Association staff. The Association does not guarantee that any information posted via the Communications Tools is current, exhaustive, complete, or suitable for any purpose.

E. Limitation of Liability

Neither the Association, nor Declarant, nor their respective past, present, or future directors, officers, members (of a for-profit entity), employees, agents, or affiliated entities (collectively, the "*Association Parties*") assumes or authorizes any other person to assume for it any liability in connection with the use of the Communication Tools. In no event are the Association Parties liable to any Owner, Occupant, or third party for (a) any lost profits or revenue or incidental or consequential damages (including indirect, special, punitive, or exemplary damages) arising out of the use or inability to use the Communication Tools, or (b) any claim by any other party, even if the Association Parties have been advised of or had (or should have had) any knowledge (whether actual or constructive) of the possibility of such damages. The Association Parties are not liable for the effects of any service outages or breaches of servers (server or client side), or for the resulting effects of such occurrences.

[SIGNATURE PAGE FOLLOWS]




CERTIFICATION

I certify that, as President of Riverstone Homeowners Association, Inc., the foregoing Communications Policy was approved on the 26 day of June, 2024, at a meeting of the Board of Directors at which a quorum was present.

DATED, this the 26 day of June, 2024.

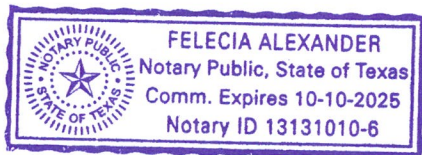
Riverstone Homeowners Association, Inc.,
a Texas nonprofit corporation

By: 
Print Name: F.W. Reichert III
Title: President

STATE OF TEXAS §
 §
COUNTY OF Fort Bend §

BEFORE ME, on this day personally appeared FW Reichert, the President of Riverstone Homeowners Association, Inc., known by me to be the person whose name is subscribed to this instrument, and acknowledged to me that s/he executed the same for the purposes and in the capacity expressed in this instrument, and as the act and deed of said corporation.

Given under my hand and seal this the 26 day of June, 2024.




Notary Public – State of Texas

After Recording, Return To:
Lisa L. Gambrell
Isabella L. Vickers
Roberts Markel Weinberg Butler Hailey PC
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RETURNED AT COUNTER TO:

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Sugar Land, TX 77479

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk

Fort Bend County Texas

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