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RIVER RIDGE RANCH
PROPERTY OWNERS' ASSOCIATION

RULES AND REGULATIONS

(INCLUDES GUIDELINES AND RECOMMENDATIONS)

In accordance with Texas Property Codes Chapter 204 (Association Powers) and Chapter 209 (governance, records, member protection from lien / foreclosures) the following rules are provided for the Association.

Rules and Regulations (including guidelines and recommendations) are intended to support the authorities and restrictions as outlined in the Covenants, Conditions and Restrictions (CC&Rs), ARTICLE VIII, Sections 8.01 and 8.02 & Bylaws (governing documents) duly recorded with Bell County, TX. If there exists any conflicts with the specifications of these governing documents, the stipulations of the CC&Rs and Bylaws are authoritative and binding.

Sources: Fourth Amendment and Restatement of Declarations of Covenants, Conditions, and Restrictions of River Ridge Ranch; Bylaws of River Ridge Ranch Property Owners' Association; March 2026 RRR Rules & Regulations. To be reviewed annually.

A Quick Note About the Governing Documents Many residents may not be fully aware that the community is guided by three main documents, each with its own purpose and level of authority:

- **The CC&Rs** *(Covenants, Conditions & Restrictions)* – the foundational "Constitution" that sets core property use rules, architectural standards, and obligations *(these "run with the land" and are hardest to change)*.
- **The Bylaws** – the "Operational Manual" covering board structure, elections, meetings, and internal association procedures.
- **The Rules & Regulations** – flexible day-to-day guidelines *(like pet policies, park hours, or gate operations)* that the board can usually update more easily to clarify or implement the CC&Rs.

In case of any conflict, the general order of precedence in Texas is state/federal law > CC&Rs > Bylaws > Rules & Regulations. When checking any of these documents, be sure to also check the other documents for possible additional restrictions.

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INTRODUCTION / AUTHORITY

The State of Texas establishes guidelines for HOA/POA Rules and Regulations. As a registered community, in Bell County, Texas, River Ridge Ranch, is obliged, along with the management company *(Ascension Property Management)* to establish and maintain Covenants, Conditions and Restrictions (CCRs) Bylaws and Rules and Regulations to keep our community residents informed.

Source: Fourth Amendment and Restatement of Declarations of Covenants, Conditions, and Restrictions of RRR

ARTICLE VIII: Adoption of Rules and Regulations

These rules and regulations (including guidelines and recommendations) support the authorities, conditions, and restrictions as required and authorized in ARTICLE VIII, Section 8.01 and 8.02. Any conflict with the specifications of these governing documents is void; stipulations of the Covenants and Bylaws are authoritative and binding. This document supersedes all previous rules & regulations of the association that supplement the governing documents (CCRs and ByLaws).

Section 8.01 Use of Commons and Facilities.

Rules and regulations governing the use of all commons and facilities will be made and enforced by the Association to ensure the best and mutual enjoyment of all owners and their guests. Any owner who fails to pay assessments or fails to comply with any requirements or rules and regulations governing the use of said commons and facilities will be denied their use. These rules and regulations will include, but not be limited to, rules concerning guest privileges to use of commons and any recreation facilities; speed limits on roads, type of vehicles on roads and other commons; control of noise; use of irrigation water, channels or canals; use of any lakes, ponds or streams within the commons; and use of water from a limited common.

Section 8.02 River Ridge Ranch Rules.

In addition to the rights set out in Section 8.01, the Board shall have the right to make, establish, and promulgate, and in its discretion to amend, repeal, or re-enact, such River Ridge Ranch Rules, not in conflict with this Declaration, as it deems proper covering any and all aspects of its functions.

1. These rules and regulations are provided for River Ridge Ranch property owners and those entering the restricted access ranch property. The rules, regulations, and restrictions are provided to support the general membership (good of the many) while providing maximum freedom to its individual members. State and county laws and regulations are authoritative. Additional restrictions are addressed only where required (less is more). Respect for individual rights and laws and regulations of the state and county are supplemented here only as needed to ensure the common good while ensuring respect for each member of the community.

2. In accordance with Texas Property Codes: Chapter 204. Powers of Property Owners' Association Relating to Restrictive Covenants in Certain Subdivision and Chapter 209. Texas Residential Property Owners Protection Act (governance, records, member protection from liens / foreclosures) the following rules are provided for the Association.

3. These rules and regulations (including guidelines and recommendations) support the authorities, conditions, and restrictions as required and authorized in ARTICLE VIII, Sections 8.01 and 8.02. Any conflict with the specifications of these governing documents are void; stipulations of the Covenants and Bylaws are authoritative and binding.

4. These rules and regulations are a consolidation and supersede all previous rules and regulations of the association that supplement the governing documents (Covenants and Bylaws).

DATED this 18th day of November 2026

BOARD OF DIRECTORS:

RIVER RIDGE RANCH PROPERTY OWNERS' ASSOCIATION, Inc. BELL COUNTY

By: Susanne M. Fratzke

Susanne M. Fratzke

President, River Ridge Ranch Property Owners' Association, Inc.

ACKNOWLEDGEMENT:

STATE OF TEXAS)
) ss.
County of ~~BELL~~ Williamson CD 11/18/26)

This instrument was acknowledged before me on the 18th day of November, 2026

by Susanne M. Fratzke, President River Ridge Ranch Property Owners' Association, Inc.

CHRISTOPHER DIBERNARDO
Notary ID #135538853
My Commission Expires
November 4, 2029

Notary Public for State of Texas
Residing at
28707 Ronald W. Reagan Blvd
Georgetown, TX 78633
My Commission Expires: Nov. 4th 2029

MEMBERS

In addition to other obligations and duties that are defined in the CCRs and the Bylaws, every property owner and homeowner (a) pay annual assessment; (b) maintain, repair and replace as is necessary on their property or home as approved by the Architectural Review Committee and (c) follow the RRR restrictions as to the use of their property and the Commons at RRR.

Source: ByLaws, Article 10, Obligation of Members and CCRs, Article VI, Membership in Association and Voting Rights.

GUESTS

Must meet all requirements and restrictions of the community. It is the responsibility of POA members to ensure their guests abide by the community rules and regulations.

RENTERS / LESSEES of REAL PROPERTY

Must meet all requirements of homeowners with the exception of voting rights. Must comply with disclosure of e-mail address to ensure community information is distributed. During the term of any rental or lease agreement between a property owner and renter/lessee, membership in the Association and all rights, privileges, and responsibilities of membership are retained by the property owner. Renters/lessees are encouraged to participate in all formal and informal meetings and social events of the community and participate in community programs. Voting and assessment responsibilities remain with the property owner.

1. Property Owners will notify the Board of Directors and Management Company (Ascension Property Management) when property is rented or leased. If a Property Management Agent is used in the absence of the property owner, they will be identified. The property owner is responsible for providing the Property Management agent with copies (or access) to the Association governing documents and rules and regulations. (Specific reference to the location of these documents within the Association website constitutes providing copies of required declarations.)

2. Property Owners will ensure that any lease to rent River Ridge Ranch property includes the following provision: "Renters and lessees are subject to the rules and restrictions contained in the Covenants, Conditions and Restrictions (CCRs), Bylaws, and Rules and Regulations of the River Ridge Ranch Property Owners' Association, available at ***www.riverridgeranch.org***. The lease agreement will also include, "Tenant acknowledges receipt of the CCR, Bylaws, and Rules and Regulations of the River Ridge Ranch Property Owners' Association and the responsibility to comply with all rules. Tenant acknowledges that membership in the organization remains with the property owner."

3. It is the responsibility of the property owner to ensure the renters/lessees are provided copies of the Covenants, Bylaws and Rules of the Association. (Requiring the Property Management Agent to provide the governing declaration through specific access to the website fulfills this requirement)

4. Renters/lessees will abide by speed and caution traffic signs and respect the rights and private property of neighbors within the community. They are expected to abide

by the rules and governing documents of the Association. They may use any of the Association common areas (parks, trails) under the same restrictions a guest of the property owner / member.

5. The Association will notify the renter/lessee of concerns or violations of such rules and restrictions that may require action. Copies of notifications will be provided to property owners/property management agents to ensure compliance. Such notification will meet the requirement of member notification under certain specifications of POA CCRs.

6. Renters/lessees are encouraged to participate in all community activities with the understanding that voting privileges remain with the property owner.

Annual Assessments (for Year 2025 & until further notice)
Note: The fiscal year of the Association is the calendar year: January 1st to December 31st.

1. Each owner of a tract is deemed by CCRs to acceptance of their contract or deed for such tract, whether or not it shall be so expressed in the contract or deed, to pay the Association annual assessments. Such assessments will be established and collected by the Board, or the designated management company, as identified. Multiple tract owners must pay an assessment on each non-contiguous tract owned.

2. The board has the authority to adjust the annual (or special) assessment as needed. The annual assessment is $750.00, due January 31st of each year. The assessment due date is determined by the management company and communicated through the BOD to the POA members. All assessments, late fees, interest and costs of collection shall be made payable to *"River Ridge Ranch POA c/o Ascension Property Management, LLC"* and addressed to (instructions will be in the bill):

   River Ridge Ranch POA
   c/o Ascension Property Management
   PO Box 650870
   Dallas, TX 76265-0870

   A payment plan may be arranged with Ascension Property Management, contact them for more information, 512–255–1671 *Paul@AscensionPM.com*

3. Delinquency. Any installment of an assessment not paid by its due date shall be deemed in default. The owner of each tract which an assessment is levied shall be personally responsible for each unpaid assessment together with all late fees, interest and costs of collection including attorney's fees and costs of court as required. A sale or transfer of any tract shall not affect the assessment lien. If the delinquent installments of the assessments and any charges not paid in full on or before the date specified in the notice, the Board may declare all of the unpaid balance of the Annual Assessment for the current fiscal year to be immediately due and payable. Contact Ascension for payment plan provisions.

Note: Failure to pay dues on time or to establish a payment plan may result in actions to place a lien against the home/property. Owners will be liable for all expenses to place the lien as well as pay back dues and fines.

ASCENSION PROPERTY MANAGEMENT DELINQUENCY PROCESS *(JAN 2025)*

WHAT	WHEN	COST
Step 1 – Reminder Notice	30 Days	
Step 2 – Demand Letter	60 Days	
Step 3 – Final Notice	90 Days	$50.00 209 Notice Letter* admin fee $15.00 Certified mail
Step 4 – Intent to Lien	135 Days	
Step 5 – Lien Filing Notice		
Step 6 – Intent to Foreclose (Board Review and Approval)		
Willatt & Flickinger, PLLC, Austin TX	BOD Approval	

** Texas Property Code Section 209.006 Notice Required Before Enforcement Action*

RRR Fines & Policy Enforcement

Beginning in January 2024, Texas House Bill 614 requires a POA board to adopt an enforcement policy regarding the levying of fines by the association. The general categories of restrictive covenants for which the association may assess fines is as follows:

CCRs: Article IV, Use Restrictions; Article V, Section 5.02, Maintenance of Tracts; Section 5.03 Exterior Maintenance of Buildings; Article VII, Assessments and Notice of Authority of Assessments

Bylaws: Article 8, Section 3. Collection Policy; Article 12, Section 7.02. records Production and Copying Policy (costs).

Pursuant to the development of a policy that includes general categories of restrictive covenants for which the association may assess fines, the current policies will be remain in place. The Covenants and Bylaws as well as a DRAFT or Updated copy of these Rules and Regulations can be found on the RRR Website.

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** Texas Property Code Section 209.006 Notice Required Before Enforcement Action*

Statements of Account & Resale Certificates: Contact Ascension Property Management (APM) at 512–255–1671 or email: *Paul@AscensionPM.com*

During the process of selling a home or property, a title search is completed which will show the property as part of a planned community. To verify dues and violation status, the title company then requests written documentation of this information from the management company. APM uses a third-party vendor found on their web site.

A POA resale certificate provides the buyer with important information regarding the property owner's association. This includes details about the current POA budget, any anticipated expenditures for the upcoming year, and the amount the association has in reserve. It should also reveal any pending litigation the association is involved in.

Other than information concerning the POA itself, the POA resale certificate also discloses the financial standing of the seller with the association. This includes any unpaid fees or past-due payments as well as all the fees that must be settled upon closing. It should also show any pending violations and other information relating to the property in question. Other terms used to refer to the POA resale certificate include estoppel, a closing statement, or dues statement

The purpose of the resale certificate is to offer protection to both the buyer and the seller as well as the property owners association. It gives sellers the opportunity to fully disclose their financial position with the POA. At the same time, it reduces financial risk for the association.

Should the seller have any outstanding dues, it will become the buyer's financial obligation to pay those debts after some time. In short, the resale certificate ensures compensation for the POA. On the buyer's part, the resale certificate lets them know that the POA they are buying into is solvent and in good financial condition.

The resale certificate is one of two parts of a POA resale package. The other part of a resale package is the association's governing documents. These documents work to inform the buyer of the POA's bylaws, covenants, and rules.

Safety

Community roads are private and shared by all residents, guests, walkers, runners, horse riders, children at play, and local wildlife. For everyone's safety and enjoyment, all drivers should obey posted speed limits and drive responsibly at all times.

Reasonable speeds help prevent accidents, protect pedestrians and animals, and preserve the peaceful neighborhood environment. Past incidents involving loss of vehicle control have demonstrated the importance of cautious driving on winding or narrow roads.

All residents share responsibility for looking out for others by:

- Adhering to all posted speed limit signs.
- Reducing speed in areas with pedestrians, equestrians, children, or wildlife.
- Yielding the right-of-way and exercising extra caution around vulnerable users.
- Avoiding passing other cars when they are already traveling at posted speeds.
- Wearing high-visibility clothing or gear when walking, biking, or jogging so everyone can see you easily.

Note: Bicycles or motorized vehicles of any kind *(including motorcycles, ATVs, UTVs, golf carts, motor scooters, or electric bicycles)* shall not be permitted on the Common Trails unless they are being used for trail maintenance. Trails are limited to foot traffic and horseback only.

Water Safety. This remains an individual responsibility. Please report any unsafe acts to the Board of Directors.

Firearms and Hunting

Spacious rural lots offer a wonderful opportunity to enjoy Texas traditions like hunting and safe target shooting. Responsible handling by everyone is truly appreciated. If you have guests, make sure they understand and will abide by state laws and the rules set forth by RRR.

Firearm Discharge. In the unincorporated Bell County area outside city limits, Texas law generally permits the discharge of firearms on private property in rural settings. Bell County may regulate the discharge of firearms on lots of 10 acres or smaller located in platted subdivisions in the unincorporated area; however, as of this writing, Bell County has not adopted such an order. Lawful activities such as hunting or target practice are generally permitted on your own land, provided that all projectiles remain on your property, you follow applicable Texas Parks & Wildlife Department regulations *(including seasons, licenses, and methods),* and you avoid reckless conduct that could endanger others or property. Note that specific regulations apply to hunting in or near the Lampasas River and other navigable waterways under state law.

To keep the community peaceful and safe, please shoot in safe directions with a proper backstop or berm, choose considerate times, and remain mindful of neighbors, homes, livestock, pets, and wildlife. Consider giving friendly advance notice to nearby homeowners before regular or extended shooting sessions. This simple courtesy helps build positive neighborly relations. All residents are stewards of this beautiful open space. By prioritizing safety, responsibility, and mutual respect, these Texas traditions can continue to be enjoyed.

Hunting *(also see Wildlife Management, Parks Rules, and Designated Trails Rules)*. Hunting on private property within River Ridge Ranch is subject to Texas state law, Bell County regulations, Texas Parks & Wildlife Department (TPWD) rules and seasons, and the rights of individual property owners. All hunting on private lots requires the express permission of the property owner.

Guidance for Property Owners on Posting Land. To help protect private property from unauthorized entry *(including by hunters)*, owners are encouraged to provide clear legal notice that entry is forbidden, in accordance with Texas Penal Code § 30.05. Effective notice may be given by signs, fencing, or purple paint marks.

Purple Paint Marking Instructions *(Legal Alternative to Signs)* Purple paint marks on trees or posts are recognized under Texas law as notice that entry is forbidden when applied correctly:

- Use vertical purple lines at least 8 inches long and at least 1 inch wide.
- Position the marks so the bottom is between 3 feet and 5 feet above the ground.
- Place marks in locations readily visible to anyone approaching the property.
- Space marks no more than 1,000 feet apart on open land, or no more than 100 feet apart on forest land.

For lots that form the outer perimeter of RRR, owners are especially encouraged to maintain visible posting or fencing to help deter outside trespass.

River and Waterway Access. Where the Lampasas River adjacent to RRR qualifies as navigable under Texas law, the public generally has the right to use the water and streambed up to the ordinary high-water mark for boating, fishing, wading, and similar activities. However, entering private property above the high-water mark without the property owner's authorization is trespass under Texas law. Hunters and all visitors must respect posted boundaries and obtain permission before stepping onto private land.

Reporting Suspected Trespass or Unauthorized Hunting. Property owners who observe suspected trespassing or hunting without permission should document details safely *(photos, descriptions, time, location)*. Contact either the Bell County Sheriff's Office for general trespass issues or contact a TPWD Game Warden for hunting-related violations or poaching concerns.

Yard / Garage / Estate Sales

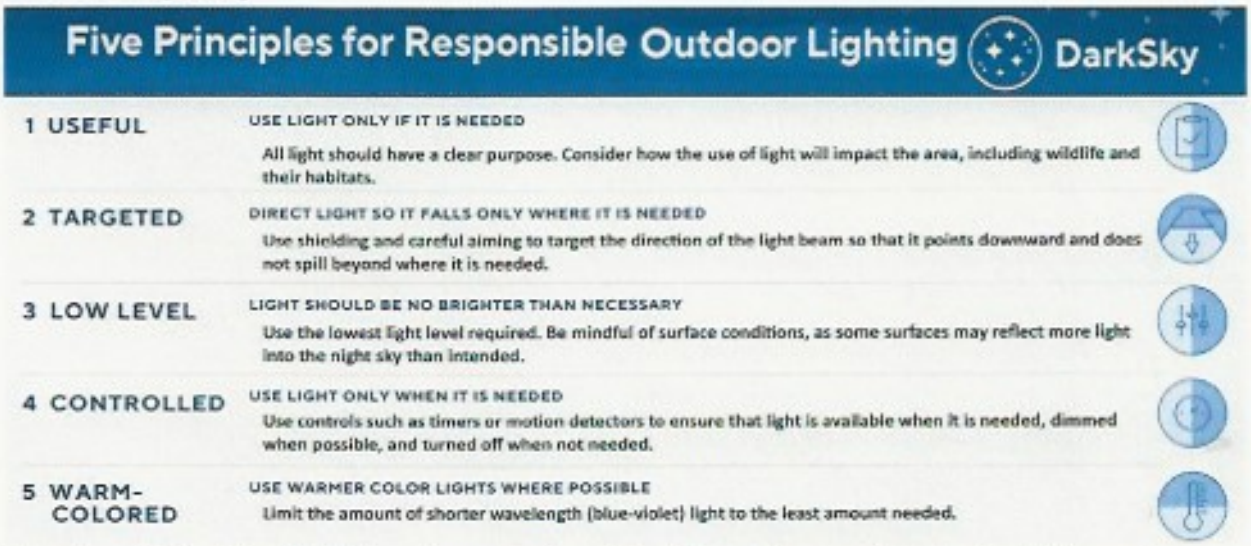
Garage, yard, or estate sales are prohibited unless approved by the Board of Directors. In the past there has been a springtime *(annual)* RRR Yard Sale at Salter Park, at the front of RRR. This allows the community-run sale but restricts outsiders from unauthorized access to the community. If you are interested in coordinating this event, please contact anyone on the Board of Directors.

Noise Control

While Killeen has a Loud Noise Ordinance *(section 16-77)*, RRR falls outside the city's jurisdiction. Please be considerate of your neighbors when holding outdoor parties and ***use the city ordinance as a guide:*** Loud Noise Ordinance – Section 16-77. A person may not:

1. Make noise or play a musical instrument or other equipment plainly audible to a nearby business or residence during the nighttime.
2. Operate, permit, or cause the operation of any device that creates vibration which is above the vibration perception threshold of an individual at or beyond the property of the source if no private property or at fifty *(50)* feet from the source if in a public space or public right-of-way.
3. Create, generate, produce, or emanate an unreasonable noise or noise which, by its manner, volume, intensity, or duration annoys, distresses or disturbs the comfort or repose of any reasonable person or ordinary nervous sensibilities within.

Exterior Lighting



Thank you for helping RRR stay pleasant after dark. Please be considerate of neighbors when installing or aiming exterior lighting. Owners are encouraged to follow the Five Principles for Responsible Outdoor Lighting, shown above, when choosing and placing fixtures. Outdoor lighting can make walkways safer and porches welcoming. It can also spill onto a neighbor's yard or be disruptive to your neighbors if it is brighter, higher, or more widely aimed than intended.

A good test is whether the light stays on the owner's lot and does the job needed, without creating a bright pool, a lit wall, or a beam in a neighboring window. Brief motion-activated lighting used for safety fits these suggestions. So does customary holiday lighting displayed during the holiday season. If either is left on all night as a flood onto a neighboring lot, a small adjustment in timing or aim is usually all that is needed.

RRR appreciates every owner who takes a moment to think about the dark as well as the light.

Family Cemetery Restriction

Board of Directors' approval is required. Go to https://www.txcca.us/ for information about family cemeteries. This is dependent on many restrictions placed by the state and county. If you have enough property to meet the requirements there must be careful consideration for future sale and valuation of the property and adjacent properties.

Control of Pets

River Ridge Ranch follows Bell County Animal Control rules, which can be found at:
https://www.bellcountytx.com/county_government/sheriff/animal_control.php

The following is an excerpt from those Bell County rules…

AN ORDER OF THE BELL COUNTY COMMISSIONERS COURT ADOPTING THE RABIES CONTROL ACT OF 1981 & ESTABLISHING RELATED RULES

Section 1 - Definitions: "At large" means off the premises of the owner and not under the complete control of any person by leash, cord, chain, halter, cage, or other means of secure confinement, or not under the effective verbal command of the owner who is then physically present; or on the premises of the owner and not within the direct, constant and immediate presence of a person

having effective verbal command, or otherwise confined to said premises by means of a leash, cord, chain, halter, cage, or other means of secure confinement, only where said animal is creating a nuisance. "Nuisance" means such actions on the part of an animal that constitute a legitimate threat to a person or property, or to the animal itself, or that cause a reasonable concern for the welfare of a person, property, or the animal itself.

Section 3 – *(Excerpt from)* Stray Cats and Dogs: It shall be unlawful for the owner of a dog in the unincorporated area of Bell County to fail to restrain said dog or to allow said dog to run at large, and any stray dog shall be declared a public nuisance, subject to the requirements of this order. It shall be unlawful for the owner of a cat that has not been vaccinated for rabies to allow said cat to run at large, and any cat at large that has not been vaccinated for rabies shall also be declared a public nuisance, subject to the requirements of this order.

Section 4 – Rabies Vaccinations: It shall be unlawful for a person to fail or to refuse to have each cat or dog owned by the person vaccinated against rabies by the time the animal is four (4) months of age and at regular intervals as prescribed by a veterinarian certified to practice in the State of Texas.

Loose Animals

Owners are responsible for keeping their animals contained on their own property. An animal loose on community roads, the Commons, or another owner's property is a hazard to drivers, riders, and the animal itself. The required frontage fence may not be enough. If an animal is loose, report it to the owner if known or to the Bell County Sheriff's Office at 254-933-5412. Call 911 if the animal is an immediate danger on the road.

Political Signs

Everyone should feel comfortable sharing their views during election season. In keeping with Texas Election Code § 259.002, property owners may display political signs on their own property on or after the 90th day before the election through the 10th day after the election. Since candidate flags and banners are political advertising, they are not allowed on flag mounts and flagpoles per By-Laws, Article 13, Section 1.04 and 1.05. They may be ground mounted the same as other political signs. Displaying only one sign for each candidate or measure is allowed. Signs should be no larger than four feet by six feet, and should not include balloons, lights, music, sounds, streamers, or other features that might distract drivers or change the natural look of properties. Signs should steer clear of anything that could be seen as offensive to the ordinary person. Working together in this spirit is appreciated to help preserve the friendly atmosphere valued at River Ridge Ranch.

OPERATIONS

Construction

Architectural Control Committee (ACC)

1. Purpose. [all forms posted on website] The Architectural Control Committee (ACC) is established pursuant to Article III of the CCRs. The purpose of the ACC is to sustain a quality, private residential neighborhood, consistent with existing community standards, to ensure the security and enjoyment of residents and maintain competitive property values.

The ACC Rules are established in accordance with Article IV of the CCRs. They summarize the requirements set out in the Covenants and supplement the Covenants where necessary. These Rules

carry the same authority as the Covenants. The Rules are intended to be a "living" document which will be revised by the Committee, as needed, based on Association activity and Board approval.

In addition to enforcement for tract development and building, there is a responsibility of the owner to build and maintain property fencing, entrances and outdoor structures as well as properly store outdoor equipment or recreational items. Section 4.07 of the CCRs addresses recreational and inoperative vehicles parked on the property. While stating that items should be obscured from view from the nearest roads, it is also within the purview of neighbors to not be subjected to unsightly views of equipment, unused vehicles, boats and recreational vehicles.

2. Prior Approval of Plans. No construction may be initiated or completed prior to plans being approved by the ACC. The ACC will only accept construction plans from property owners who have officially joined the Association and are current in their dues. Builders and contractors may not act on behalf of property owners without written authority provided to the ACC by the property owner.

The ACC recognizes that, due to differences in tract sizes and shapes, limited exceptions to these Rules may be appropriate. Property owners shall submit requests for exceptions to ACC Rules, in writing, for consideration. The request should specifically state the proposed exception, the rationale for the exception, and any foreseeable consequences that might result from the exception. The ACC will provide a written response to each request.

The following information will be submitted to the Chair, ACC:

- Section of River Ridge Ranch (RRR) including lot number or street address.
- Type of construction, e.g. residence, garage, porch, pool, barn, workshop, shed, replacement roofs
- Site plan -- location of structures, well, septic system, road or driveway, entrance and fences
- Construction plans and specifications -- exterior material description (rock, brick, stone, etc.)
- Estimated construction dates: start and completion

Note: Construction must begin within 24 months of plan approval by the Association (ACC) or plans must be resubmitted for re-evaluation and approval. This ensures approval meets current guidelines and restrictions and has current board and ACC understanding and support for any approved variances.

3. Construction (Road & Fence) Bond. In order to ensure that contractors and subcontractors remain responsible and accountable for any damage they cause to the community roads, gates, or other areas, property owners must submit a $5000 deposit (made out to *RRR Property Owners Association*) as a bond to the POA Treasurer upon submission of construction plans. Property owners may pass this construction bond requirement onto their builders, but the deposit must come from the property owners. This is a matter for the property owner to negotiate with the builder.

The **ACC Acknowledgement Form** will be completed by the ACC Chair and the property owner before construction. The ACC Inspection Form will be completed by the ACC Chair and the property owner both before and after construction.

Upon completion of the requirements of Section 8 (Entranceways, Fencing, Grading, Culverts, Mailbox, and Solar Energy Devices) below and inspection by the ACC, the deposit will be returned to the property owner minus any amounts withheld for specifically described damages or noncompliance with these Rules. The property owner may appeal any such determinations, in writing, to the Board, which will act on such appeals within 30 days. Failure to complete construction, alterations or adjustments agreed upon may result in forfeiture of deposit and legal action.

4. Driveway. Prior to construction, a driveway of four inches minimum of compacted rock, gravel, crushed limestone or better shall be installed from the street to the slab to prevent tracking of mud on the streets. (Ensure that your builder is aware of the requirement that mud is not to be tracked from the building site onto the community streets.)

5. Construction Requirements. Minimum primary dwelling size, garage size, and garage orientation are set out in Section 4.02 of the Declaration *(Fourth Amendment and Restatement)* and depend on the date the tract was purchased. Please refer to that section regarding the standards that apply to your tract.

Any guest quarters shall be a minimum of 1000 square feet, and any servant quarters shall be a minimum of 800 square feet, both designed in harmony with the primary dwelling.

New home construction requires exterior construction to be a minimum of 65% masonry materials, or other suitable material as approved by the ACC. Masonry material is defined as stucco, rock, stone, or brick. Materials such as hardy plank do not meet the masonry requirement. Exceptions for log cabins, for example, may be submitted. All new construction sites are required to be furnished at the beginning of the project with a "Port-a-Jon" portable toilet or equivalent which will be removed after construction is complete.

6. Property Line Requirements. No dwelling or building shall be placed nearer to a property line than:

x 200 feet from the front of the property line in Section 1 of RRR.

x 100 feet from the front of the property line in all other sections of RRR x 50 feet from the side or back of the property line.

7. On-Site Sewage Facility (OSSF) *(also called a septic system).* Every new or replacement OSSF shall be an aerobic treatment unit with surface spray dispersal, or another disposal method approved by Bell County and the ACC, and an audible and visual alarm that notifies the owner if the system malfunctions. It shall meet current TCEQ requirements for on-site sewage facilities. The owner must file an Application to Construct an OSSF with the Bell County Public Health District. A copy of that application, together with the site evaluation and planning materials, must be submitted to the ACC for review and approval before construction begins, as required by Article III and Section 4.11 of the Declaration *(Fourth Amendment and Restatement)*. Setbacks, spray-area limits, and inspection and maintenance intervals are those required by 30 TAC Chapter 285 and by Bell County as the permitting authority. Those requirements control if they are stricter than this Rule, and they control if they are later amended. In addition, spray and runoff shall remain on the owner's tract. The owner shall maintain the inspection and maintenance contract required by Bell County and TCEQ and keep that contract on file with the County.

8. Entranceways, Fencing, Grading, Culverts, Mailbox, and Solar Energy Devices

Construction plans for any entrance or roadway-frontage fence must be approved by the ACC before construction begins, as required by Article III and Section 4.04 of the Declaration (Fourth Amendment and Restatement). The owner shall install the ornamental entrance and the roadway-frontage fence required by Section 4.04 no later than twelve (12) months after first occupancy of the primary dwelling.

Approved entrance materials are rock, stone, brick, or another ACC-approved entrance of masonry, wood, or metal. The entrance must leave space to turn off the paved roadway, as required by CC&Rs Section 4.04.B, and must meet community standards.

The required fence along each roadway frontage (including each roadway-facing side of a corner lot) shall be located between the roadway easement and the tract. It shall be a three-board fence or better, as required by CC&Rs Section 4.04.C. Stone or masonry may be used for columns and transitions. Chain-link, wire-only, and livestock-panel fences are not permitted as the required roadway-frontage fence.

A tract with a primary dwelling that fronts a roadway must have the required frontage fence. If an owner improves an adjacent tract with a dwelling or other structure, that tract's roadway frontage must meet this section as well. Undeveloped tracts with no dwelling or other structure may be fenced at the owner's option, subject to ACC approval of type and location if a roadway-frontage fence is installed.

Depending on the location of the dwelling, the tract must be graded and an ACC-approved groundcover or stabilization plan must be carried out so that runoff or erosion does not harm neighboring tracts or the roads. Landscaping is not otherwise dictated. Most parcels have unique shapes and contours. Dust, dirt, and drainage effects on neighbors and the roadway remain the Association's concern. This grading and stabilization work shall be completed no later than twelve (12) months after first occupancy of the primary dwelling. Conditions that send sediment or uncontrolled runoff onto a neighboring tract or the road will be reviewed by the ACC and the Board under Sections 2.01, 3.02, 4.21, and 5.02 of the Declaration *(Fourth Amendment and Restatement)*.

Culverts, bridges, or crossings in the Commons right-of-way require approval of the proper authorities and the ACC before installation, as required by Section 4.16 of the Declaration *(Fourth Amendment and Restatement)*. The installation must meet required size and grade. Headers or retainers are required on each end to prevent erosion and to dress the ends. The owner shall maintain the roadside culvert so drainage is not impeded. The culvert shall be installed no later than twelve (12) months after first occupancy of the primary dwelling.

Mailbox should be consistent in style with the entrance and roadway-frontage fence. Mailbox must meet current United States Postal Service standards for curbside mailboxes (USPS-STD-7B or its successor) and USPS installation requirements, including height, setback from the road, house numbering, and support construction.

The Association supports the responsible use of solar energy. Owners may install solar energy devices only after prior written ACC approval and in compliance with Bylaws Article 13, Section 2, Declaration Section 4.18 *(Fourth Amendment and Restatement)*, and Texas Property Code Section 202.010.

9. Temporary and Additional Structures. No temporary structure such as a trailer, tent, shed, or other outbuilding shall be used as a primary residence (this does not prohibit short-term recreational camping). Outbuildings shall be constructed of a design and materials in keeping with the primary dwelling.

Metal is an acceptable material for outbuildings only and will have a minimum 3-foot skirt around it in keeping with material from the primary dwelling. The color of the metal is in keeping with the primary dwelling. The outbuilding is not visible from the street. Direct neighbors to the property need to provide written approval of the project. All rules and regulations, CCRs pertaining to setbacks or variances that govern the placement of the structure still apply.

ACC approval must be obtained before any additional construction or improvements to a property, including structures proposed after closing or initial construction is completed, e.g., but not limited to,

detached garages, workshops, perimeter fencing, swimming pools, gazebos, barns, sheds, or other buildings shall be approved by the ACC before construction begins.

10. Property Clean-up. Before the construction project can be completed and the bond returned, all debris shall be properly removed or burned. This includes all trees and brush which were cleared to provide for any building sites. (See the Burning Guidelines and comply with Texas Commission on Environmental Quality (TCEQ) Rules for Outdoor Burning in Texas.)

11. Builders and Subcontractors. As a residential community, music/radios must be played at a volume that will not disturb nearby homeowners. All trash, including construction materials, food, and drinks, shall be placed in a suitable trash container and disposed of properly on a regular basis. Offloading of any equipment, construction materials, or trash on River Ridge Ranch streets is prohibited. Equipment, etc. should be offloaded onto the construction lot.

12. Architectural Control Committee (ACC) Information. Prior to any construction, submit plans to:

https://www.ascensionpm.com (directions ↓)

In drop-down list select *'Homeowners'*, select *'Submit an ACC Request'*, select Smart Webs website link and log in. Your profile will show & Quick Actions. Select ACC Form.

Security

River Ridge Ranch is a gated community with access limited to those authorized entry by virtue of membership, relationship to members, or other legal authority.

The Association assumes responsibility for limiting access through the entry on HWY 195 and River Ridge Ranch Road:

- Gated Entry
- Key pad and remote access (codes changed as necessary)
- Video and photographic monitoring of vehicles entering the community
- RRR Identification Stickers for vehicles (not required but strongly encouraged) Contact any board member for stickers.
- Promotion of the RRR Neighborhood Watch Program
- RRR Community Directory (enabling contacts for Neighborhood Watch)



Members are asked to:

- Monitor those tailgating to enter the main gate
- Keep codes confidential – change code after construction or as needed
- Use RRR stickers to identify vehicles belonging in the community
- Monitor unusual or suspicious vehicles or activities in the community
- Look out for your neighbor
- Report suspicious activities to the sheriff's department

Entry Gate Operations

1. Entrance Security Gate. The River Ridge Ranch (RRR) entrance gate is closed 24/7 for the security of our residents. Reporting gate problems or concerns is everyone's responsibility. The contact information for gate problems/concerns has been provided to the community. RRR windshield stickers are available and should be used to help identify homeowners and members of the association. We have a Neighborhood Watch Program, and the stickers are an integral part of this endeavor. *Contact a board member if you need a sticker for your vehicle.*

It is the responsibility of association members building a home to ensure that their contractor, sub-contractors, and anyone working on the construction on their property understands and complies with the operational procedures of the security gate.

Note: Construction personnel should not call other homeowners living on RRR for access, since they will not know if the person calling has a valid reason for entry. You (or your representative) should provide contractor personnel with a contact number to facilitate entrance into RRR, if routine access procedures fail. Your cooperation in keeping the entrance gate in good operation will assist in maintaining the security of our community. As a homebuilder you should be sure that your contractor (and sub-contractors) understands that anyone who damages, modifies or abuses the entrance gate will be held responsible for the costs to repair the gate.

2. Contractor Access. Construction personnel are not allowed access to any other property on RRR other than your construction site. All other areas of RRR are private property, including the parks and common areas. When you take possession of your home, change your gate code!

3. Gate Entry Instructions. There are three main ways to enter the River Ridge Ranch gate:

- RFID sticker/card
- Personal #4-digit code.
- Keypad phone system

Using RFID Vehicle Sticker or Card: Drive up and stop within 15 feet of the RFID reader. Wait a few seconds — the gate will open automatically once the sticker is read. *Note: The system takes a few seconds to send the radio signal, read the sticker, and process entry.*

Using 4-Digit Code: At the keypad, press the **#** key followed immediately by your 4-digit code. Example: **#1234** The gate will open. Codes may be changed annually for security - please try to limit giving out this code.

Using Keypad Phone System: Both require a homeowner's phone number to already be programmed in the gate system. If you chose not to have your phone number listed in the Community Directory, contact the Gate Manager and provide your phone number.

Option 1 – Call Button (Directory)

1. At the keypad, scroll through the names until you find the homeowner.
2. Press the **Call Button**.
3. Speak with the homeowner when they answer.
4. The homeowner presses **9** on their phone to open the gate. The call will immediately hang up.

Option 2 – 3-Digit Resident Code

1. At the keypad, enter the **3-digit code**.
2. The system will automatically call the homeowner's phone.
3. Speak with the homeowner if needed.
4. The homeowner presses **9** on their phone to open the gate. The call will immediately hang up.

To Get Set Up (RFID sticker, 4-digit code, 3-digit code, or phone number programmed). Contact the Gate Manager *(contact information found in the Directory at RRR's website.* Order RFID sticker/cards at RRR website (RiverRidgeRanch.org) - First RFID sticker/card is free.

4. Gate Failure. If the gate fails to open - Call any available member of the Gate Team. A team member can manually open the gate for you. The Gate Team's names and phone numbers are listed in the Directory at RRR's website.

5. Bike Button. A Bike Button is located directly across the street from the car pressure sensor *(marked by blue reflectors in the street).* Press the Bike Button when you are leaving on a bicycle or lightweight motorbike. It will open the gate so you can exit easily.

6. Special Events. If you are hosting a function at your home or at the park and would like the gate to be open for easier access during your event, call the Gate Manager to request this service.

7. Security Cameras. The security cameras operates 24 hours a day, recording all traffic passing through the entrance gate.

8. Contact. If you have any questions about gate operations, contact the Gate Manager *(contact information found in the Directory at RRR's website).*

Use of Commons - Rules and Restrictions

1. BYLAWS, Article 5: Board of Directors, Section 4. Powers and Duties, and CCRs, Article IX: Law Enforcement and Roads, Section 9.2, Law Enforcement Access, authorizes the Board of Directors to (1) adopt, and (2) post on the RRR website, the Common Properties rules and regulations governing the use of the Commons, ensuring the personal conduct of the members and their guests thereon; and establishing penalties for infractions thereof.

2. To maintain and protect the long-term beauty and cleanliness of the Commons (parks and trails) and the safety of the POA members and guests for today and into the future, the Board establishes the following rules for the use of Bennett Park, Arrowhead Park, Salter Park and McBryde's Crossing Park, designated trails which are common to the Association and any other parks or property added as Commons to the benefit of the Association.

Definitions: For the purposes of this policy, the following definitions apply:

Arms and Firearms: Any device from which a bullet, pellet, projectile, arrow, or bolt is fired by the force of an explosion, compressed air, gas, or mechanical device, including, but not limited to, rifle, shotgun, handgun, air rifle, pellet gun, bow, crossbow, sling shot, paint ball gun, blow gun, or dart gun.

All-Terrain Vehicle (ATV): A motorized off-road vehicle designed for use on a variety of terrains, typically featuring handlebars, straddled seating, and three or four wheels.

Utility Terrain Vehicle (UTV): Unlike an ATV, a UTV features a steering wheel, foot pedals, and side-by-side seating for two to six passengers. It can be either electric or motorized.

Golf Carts: A small, motorized vehicle designed originally to carry two or more golfers and their golf clubs around a golf course.

Electric Bicycle: A bicycle equipped with an integrated electric motor and battery system that assists the rider's pedaling, allowing for easier propulsion and longer rides.

Motorcycle. A two-wheeled vehicle propelled by an internal combustion engine, including motorbikes, mini-bikes, and trail bikes.

Motor Scooter. A two-wheeled vehicle propelled by an electric motor.

Licensed Vehicle. Any vehicle requiring licensing by the State in order to legally operate the vehicle.

Minor. A child or ward 17 years of age and under.

Wildlife. Any wild animal, bird, amphibian, reptile, fish, shellfish, aquatic life, or invertebrate.

Park Rules

Eligible Users. River Ridge Ranch Property Owners Association (RRR POA) parks and trails are for the exclusive use and enjoyment of RRR POA members and their guests. Our parks are a popular retreat frequented by resident and non-resident RRR POA members. Often more than one group may be at a particular park at the same time. Parks are not for the private or exclusive use of any individual member, and all users are expected to share the area with others who may also be there.

Park Reservations. If an eligible RRR POA member desiring to host such activities would like to reserve an area of the park *(Arrowhead Park, Salter Park, Bennett Branch Park, or McBryde's Crossing Park)*, the member must send a request in writing to any board member. General membership access

to the Porto-john will also be provided. The request *(email or hard copy)* should be received at least fourteen *(14)* days in advance of the requested reservation date and describe the purpose of the intended function, include the anticipated number of guests, and state that the RRR POA member making the request is aware of and will abide by the Park Rules, will provide supervision of all guests, and will ensure that the park is cleaned after the use.

The request will be reviewed, and a confirmation will be sent no later than seven days after receipt of the request. Confirmations will be given on a first come/first serve basis. If the requested area and/or park is not available or if there is a conflict regarding the intended use of the area and/or park, the specific reasoning for the disapproval will be provided. When confirmed, the member must post a notice at the park facility so all residents will be aware that a group will be using the Park specified times on a given day.

Use by non-RRR POA sponsored individuals/groups. Parks are for the exclusive use and enjoyment of River Ridge Ranch Property Owners Association members and their guests and will not be made available to individuals who are not RRR POA members or groups or organizations not associated with or sponsored by RRR POA or one of its members.

Commercial Use of Parks. The parks are not to be used for soliciting, selling, peddling or vending any goods or services, unless the activity is sponsored by the RRR POA. The placing of advertisement within the parks is prohibited.

Guests. RRR POA members may invite guests to participate in activities with the members at the parks. The RRR POA member who invites such guests is responsible for the conduct of the guests and is responsible for the repair of any damage caused by such guests.

Minors and Small Children. Parents and/or guardians are responsible for the behavior and control of minors. Each park has unrestricted access to the Lampasas River; therefore, small children must be under the direct control and supervision of a responsible adult at all times. RRR POA is not responsible for injuries to children that occur while on RRR POA property.

Hours of Operation. All parks are open to use at sunrise and close at thirty minutes after sundown. Camping overnight at any park is prohibited.

Water Activities. All current parks are located on the Lampasas River and include water access. Members are advised to follow common safety practices when engaging in water activities, including but not limited to use of buoyancy devices, the buddy system, and a life guard or observer, as well as evaluation of the swimming ability of participants. The RRR POA provides no security with respect to water activities, and members and guests participate at their own risk. Canoes, rafts and kayaks may be hand launched in the river at any convenient point within the parks. Members and guests are requested to respect the owners' rights to river access directly adjacent to the Lampasas River, and if wishing to take out on a member's property, request permission of the owner prior to the activity.

Vehicles at Parks. Vehicles must be parked on the paved areas within the park or at the entrance to a park not accessible by a road and must not block the flow of traffic on roadways. Parking of vehicles on public roads adjacent to the parks is discouraged.

Arms and firearms. It is an offense to use and/or display a firearm in any RRR POA Park. Discharge across, in, or into any park, of a firearm or other device capable of injuring or killing any person or animal, or of damaging or destroying public or private property.

Alcoholic Beverages. Alcoholic beverages for consumption by persons 21 years of age and older are permitted. However, members and guests must be prudent in such use. Becoming intoxicated and/or engaging in loud, inappropriate or dangerous behavior is unacceptable and serves as grounds for

suspension of park privileges as determined by the Board of Directors. Per state law, the consumption of alcoholic beverages by underage persons is not permitted.

Fires and fireworks. It is an offense to light, build, or maintain an open fire within a park unless contained in a device designed for such purposes; fires must not be left unattended and must be fully extinguished and water soaked before the park is vacated. It is an offense to possess within any park any fireworks, explosives, or similar devices capable of explosion, or to discharge, set off, or cause to be discharged in or into any park any such device or substance, except with written authorization from the Board of Directors. It is an offense to gather and/or cut wood within the park except for "dead fall" which has occurred naturally.

Trash and litter. Garbage shall be disposed of by placing in the containers if provided or otherwise removed by members. RRR POA members sponsoring large gatherings are responsible for removing trash in excess of the containers provided. When planning to use the park for large gatherings, members should bring plastic trash bags to remove trash and litter created by the members and guests. Prior to leaving the park, the members and guests should ensure that all litter, including cigarette butts and other trash, is picked up.

Animals. It is an offense to bring into or possess within any park a pet or other domesticated animal, unless the animal is under the positive control of the owner or confined in a vehicle. Permit a pet or other animal to remain unattended or create a disturbance or hazard within a park. Possess a noisy, vicious, or dangerous animal, or one that is a nuisance to other persons, in any park. (See control of pets)

Wildlife. It is an offense to harm, harass, disturb, trap, confine, catch, possess, or remove any wildlife, or portions of wildlife from any park, except by a permit or license issued by the State of Texas and within the season permitted. It is an offense to release any fish into the waters of any park, except that which was caught in the particular park location and is being returned to its natural habitat. Do not deposit fish parts in any park.

Vandalism. Vandalism, defacing, polluting or destruction of any park or common area facility or adjacent waterway is prohibited and will be reported to the Bell County Sheriff and County Attorney for legal action. It is a violation to dig or remove soil or other natural material from the common areas *(parks and trails)*. This does not limit collection of arrowheads and fossils found on the surface of the parks or riverside.

Park Etiquette. It is a violation to use profane or abusive language or to conduct oneself in a manner that interferes with the reasonable use of a park by other members. The appropriate use of music, electronic amplification devices, and other noise making devices should be taken into consideration when other members are using the park.

Barriers. It is an offense to remove any park barrier, post, rocks, cable, or chains installed to control access to or movement within the parks.

Accidental Damage. The RRR POA member is responsible for the repair of damages to park facilities or equipment accidentally caused by the RRR POA member or his/her invited guests. The member may make needed repairs to correct the damage to the satisfaction of the RRR POA Board of Directors or may reimburse RRR POA for the expense of making such repairs.

Inoperable or Broken Park Facilities. Should a member find any park equipment, facility, or feature to be broken or inoperable, the member should, as soon as possible, report the problem in person or by phone to a member of the Board.

Designated Trails Rules

Eligible Users. RRR POA designated trails are for the exclusive use and enjoyment of RRR POA members and their guests. Our trails are a popular retreat frequented by resident and nonresident RRR POA members and are not for the private or exclusive use of any individual member. All users are expected to share the designated trails with others who may be there.

Horseback Riding. Horseback riding is permitted on both the paved roads and designated trails. Clean up paved roadways as necessary.

Trail Closure. Trails *(or roads)* may be closed any time trail conditions are deemed unfit or unsafe by the RRR POA Board.

Respect for Property Owners. Members and guests are requested to respect the owners' rights to individual property directly adjacent to the designated trails, staying within the 30' wide common easement for the trails and entering and exiting at designated spots on a common road.

Other. Bicycles or motorized vehicles of any kind (including but not limited to motorcycles, ATVs, UTVs, golf carts, motor scooters, or electric bicycles) shall not be permitted on the Common Trails unless they are being used for trail maintenance. Trails are limited to foot traffic and horseback only.

Reporting Violations. In the event a member observes the clear violation of a park or trail rule and desires to report the violation, the member should gather all relevant information and contact any board member.

Penalties. Violation of park and/or designated trail rules may result in the suspension of the RRR POA member and family members from use of the parks in accordance with the provisions contained in Article IX, Section 1 the CCRs. When the RRR BOD becomes aware of a potential violation or possible damage to park facilities and equipment, the Board must notify the RRR POA member involved of the possible violation. The notice must be sent by certified mail, return receipt requested, and must detail the violation or the property damage, state the amount due the association, and advise the RRR POA member of his/her right to request a hearing before the Board. The RRR POA member must request such hearing, in writing, within 30 days after receiving the notice of violation/damage.

Liability. RRR POA is not responsible nor liable for any injury caused to any person while on, proceeding to, or departing from any River Ridge Ranch park or trail.

Dangerous Activities. The safety of members and guests using the parks is of the utmost importance. Users are expected to use good judgment in conducting activities and take immediate action to stop any activity that may be dangerous to the participant or to others.

Waivers and Exceptions. Recognizing that rules do not cover all possible situations, members may request a waiver or an exception to any rule by writing the RRR POA Board of Directors. The request must state the purpose of the waiver and its effect. The Board of Directors will review the request and advise the member of its decision within seven days of receipt of the request.

Policy Scope and Changes. The primary consideration in the adoption of this Policy is to maintain an enduring community of excellence for the good of the many while maintaining the respect for the individual member, enabling the POA members and their guests to obtain maximum enjoyment from the use of the facilities while at the same time considering the important aspects of health, safety and general welfare. This Policy is subject to change by the Board of Directors of the Association at any time without prior notice to the POA members. Changes will be posted to the Association Web Site and are effective when posted.

Burning Debris *(State Guidelines)*

The following are excerpts from the Texas Commission on Environmental Quality regulations that address Fires for Disposal or Land Clearing:

Summary of Rule. The Outdoor Burning rule first prohibits outdoor burning anywhere in Texas and then allows exceptions for specific situations in which burning is necessary or does not pose a threat to the environment. The rule also prescribes conditions that must be met to protect the environment and avoid other adverse impacts when burning is allowed.

In addition to common curtesy, the Outdoor burning Rule requires that certain kinds of burning be conducted downwind of, or at least 300 feet from, any structure *(e.g. residence, barn, or greenhouse)* unless written approval from owner is provided.

See the TCEQ guidelines for burning of animal remains.

Domestic waste *(household trash and rubbish)* burning is not allowed in our county situation where waste removal is authorized.

On-Site burning of waste plant growth. Trees, brush, grass, leaves, branch trimmings or other plant growth may be burned on the property on which the material grew. The plant growth must be burned by the property owner or any other person authorized by the owner.

Most attainment counties *(e.g., Bell County)* burning of waste plant growth is allowed regardless of the activity that generated the material. Practical alternatives need not be considered. Burning carried out under this exception must conform to some of the general requirements for outdoor burning, specifically the burning must conform to the requirements in 30 TAC *(Texas Administrative Code)* 111.219 (3,4,6, and 7) Appendix C. (below)

https://texreg.sos.state.tx.us, Texas Secretary of State

§111.219. General Requirements for Allowable Outdoor Burning.

Outdoor burning which is otherwise authorized shall also be subject to the following requirements when specified in any section of this subchapter.

Burning shall be commenced and conducted only when wind direction and other meteorological conditions are such that smoke and other pollutants will not cause adverse effects to any public road, landing strip, navigable water, or off-site structure containing sensitive receptor(s).

If at any time the burning causes or may tend to cause smoke to blow onto or across a road or highway, it is the responsibility of the person initiating the burn to post flag-persons on affected roads.

Burning shall be conducted in compliance with the following meteorological and timing considerations:

The initiation of burning shall commence no earlier than one hour after sunrise. Burning shall be completed on the same day not later than one hour before sunset, and shall be attended by a responsible party at all times during the active burn phase when the fire is progressing. In cases where residual fires and/or smoldering objects continue to emit smoke after this time, such areas shall be extinguished if the smoke from these areas has the potential to create a nuisance or traffic hazard condition. In no case shall the extent of the burn area be allowed to increase after this time.

Burning shall not be commenced when surface wind speed is predicted to be less than six miles per hour (mph) (five knots) or greater than 23 mph (20 knots) during the burn period.

Burning shall not be conducted during periods of actual or predicted persistent low level atmospheric temperature inversions.

Electrical insulation, treated lumber, plastics, non-wood construction/demolition materials, heavy oils, asphaltic materials, potentially explosive materials, chemical wastes, and items containing natural or synthetic rubber must not be burned.

Suggestions For Burning Debris In Our Community

The most important point to remember with brush burning is that the area immediately adjacent to the piles should be clear of burnable material and the pile should not be under a tree canopy that will be exposed to heat from the fire.

Piles should be kept small. The burning should be carried out when ground moisture and wildfire burning conditions are generally most favorable for safe burning.

The landowner should pay careful attention to the predicted weather. Increases in wind speed or changes in wind direction are usually the biggest problem. As the brush piles often have considerable soil mixed in with the brush, these piles often burn for days.

Never use gasoline or any other highly flammable liquid to start a fire. Burning large piles of brush causes deep heat penetration into the ground. When this occurs over an area with stumps, fires can rekindle in the stump days after the open fire appears to be out.

State and county rules set the minimum legal conditions for burning. Those limits still leave real risk. A fire that escapes in dry grass and cedar can spread to neighboring properties and homes faster than anyone can stop it. RRR recommends more cautious conditions than the legal minimum. The owner remains responsible for any fire.

Guidelines

- **Check the burn ban first.** Never burn during a Bell County burn ban. Before every burn, call the Bell County burn line at 254-933-5555 to check the ban status and to leave notice of your burn. This call is required.
- **Choose safe conditions.** Burn only after recent rain, with winds forecast between 6 and 14 mph. Below 6 mph, smoke lingers over homes and roads, and state rules don't allow starting a burn.
- **Let the Fire Department know** *(recommended)*. It helps to notify the Southwest Bell County Fire Department, but the station isn't always staffed, and calls may go to voicemail. When you can, email the Fire Chief ahead of time at j.bailey@swbcvfd.org
- **Ask for supervision if needed.** If you're worried about a burn, contact the Fire Department as far ahead as possible to ask whether a crew can come and oversee it. A crew depends on availability. The burn is still the property owner's responsibility.
- **Notify your neighbors.** Let neighboring property owners know you plan to burn, by email or a NextDoor post.
- **If the fire gets out of control, call 911 first.** 911 is the fastest way to get help, because the Communications Center can alert the whole department at once.
- Be sure to have plenty of clear space around the burn pile.

- Mow or clear grass around burn pile and have a supply of water to extinguish any unwanted burning.
- **Igniting the burn pile.** Light the pile with a drip torch, road flare, propane torch, or dry hay or paper. If you must use a liquid, use a less-flammable fuel such as diesel, kerosene, or charcoal lighter fluid, and use only a small amount on one section of the pile. NEVER use gasoline. It gives off invisible fumes that can ignite all at once.
- Always monitor the fire; NEVER leave until the fire is completely extinguished.
- After the fire appears to be extinguished, separate the ashes and add water to reduce pent-up heat.

Wildlife Management

The RRR Board monitors wildlife management issues for major trends and concerns. However, Wildlife management on private property is an individual land owner's responsibility within the guidelines of state and county laws and regulations. The game warden and sheriff have been responsive when called. Consent and consideration with neighbors is important in regards to legal hunting. Bow hunting is encouraged because of limited range of projectile. Report violations of existing laws and unsafe acts. Report animals that appear sick or hurt.

Contacts:

- **Animal Control:** Bell County at 254-933-5412
- **Sheriff's Office:** 254-933-5412
- **Bell County Game Warden:** *https://tpwd.texas.gov/warden/warden-by-county.phtml?county=Bell*

GUIDELINES AND RECOMMENDATIONS

Landscaping Recommendations *(Water Conservation)*

Recommend you check the Texas A&M AgriLife Extension site at:
http://aggie-horticulture.tamu.edu/earthkind/publications/#water

Here are some of the areas you will see addressed there, with detailed information on each topic:

Water Conservation. In urban areas of Texas about 25 percent of the water supply is used for landscape and garden irrigation. Much of this water is used to maintain traditionally high water-demanding landscapes, or it is simply applied inefficiently. In an attempt to reduce excessive water use, Texas Cooperative Extension is educating Texans on the principles of Earth-Kind landscaping to help preserve and protect our most valuable natural resource.

Low Volume Irrigation. Efficient irrigation is one of the key Earth-Kind practices for conserving water in the landscape. Low volume irrigation systems *(sometimes referred to as drip or trickle irrigation)* are among the most effective means of achieving significant water savings. Despite the tremendous potential for water conservation, these systems are not widely used in residential landscapes.

Irrigation Systems Auditing. It is the responsibility of all Texans to ensure that water is used wisely. An irrigation system audit has been shown to be the most effective tool for maximizing water use efficiency in the landscape. Here are some Earth-Kind tips for system operation and management that will help promote water conservation.

Mulch. One of the best methods of growing healthy plants and conserving water at the same time is to use mulch in the landscape. Experienced gardeners have long known the secret of mulching the

garden and all its benefits. What is a mulch? Mulch is simply a protective ground covering that saves water, reduces evaporation, prevents erosion, controls weeds, and in the case of organic mulches, enriches the soil.

Rainwater Harvesting. In many Texas communities between 30% – 50% of the total water supply is used for landscape irrigation. Even if you live where annual rainfall averages only 12 inches, you can save money by collecting and storing rainwater and using it to irrigate trees, shrubs and lawns.

Raised Beds. Soil conditions throughout much of Texas are not well suited for landscape plant materials. Sandy soils tend to drain/dry out rapidly, while clay soils hold excessive amounts of moisture during periods of heavy rainfall. The key, in both situations, is to strike a balance between the aeration, drainage and water holding characteristics of the soil.

Water Conservation During Drought Conditions

River Ridge Ranch residents draw water from the Trinity Aquifer. Clearwater Underground Water Conservation District (CUWCD) monitors conditions and posts the current drought stage for the Trinity Aquifer at www.cuwcd.org or by phone at 254-933-0120. CUWCD's Drought Management Plan recommends voluntary conservation steps in Stages 1 – 4. These help protect the shared aquifer, reduce the chance of costly well or pump damage from excessive pumping, and support all Bell County well users. Stages are based on the Precipitation Deficit Index (PDI).

Stage Summary

No Drought *(PDI 80% or higher)*. Normal use. Practice everyday conservation (fix leaks, avoid waste).

Stage 1 – Awareness *(PDI 70–79%)*. Goal of about 10% less use. Fix leaks, reuse water where practical, and avoid filling ponds, lakes, tanks, or pools larger than 50,000 gallons.

Stage 2 – Concern *(PDI 60–69%)*. Conservation Goal: 20% reduction

Usage Reduction Measures:

- Continue or increase voluntary reduction in various uses.
- Check for and correct all plumbing leaks.
- Re-use or re-circulate water whenever possible.
- No filling of ponds, lakes, tanks, reservoirs, swimming pools or other surface impoundments for holding water that have a total capacity of more than 50,000 gallons, except for public water supply systems. Public water supply systems are encouraged to implement measures to achieve a 20% reduction in water usage.
- Limit watering of landscape (lawns, trees, shrubs, etc.) to only once every 5 to 7 days. Agriculture and horticulture operations are exempted from this measure but are encouraged to reduce tree, plant, and crop watering by 20%.
- Only water landscape at night between the hours of 7 pm and 7 am.
- Keep swimming pools, landscape or decorative ponds and fountains covered (where possible), re-circulate water, and wait 5 to 7 days to refill.
- Wash vehicles at car wash only as needed.
- Do not wash buildings, driveways, streets, patios, or other outdoor surfaces except as required for human or animal health and safety needs, or for fire prevention.

Stage 3 – Serious *(PDI 50–59%)*. Conservation Goal: 30% reduction

Usage Reduction Measures:

- Continue or increase voluntary reduction in various uses.
- Check for and correct all plumbing leaks.
- Re-use or re-circulate water whenever possible.
- Limit watering of landscape (lawns, trees, shrubs, etc.) to only once every 5 to 7 days.
- Agriculture and horticulture operations are exempted from this measure but are encouraged to reduce tree, plant, and crop watering by 30%.
- Wash vehicles at car wash only as needed.
- No washing of buildings, driveways, streets, patios, or other outdoor surfaces except as required for human or animal health and safety needs, or for fire prevention.
- No filling of ponds, lakes, tanks, reservoirs, swimming pools or other surface impoundments for holding water that have a total capacity of more than 50,000 gallons, except for public water supply systems. Public water supply systems are encouraged to implement measures to achieve a 30% reduction in water usage.
- Filling of ponds, lakes, tanks, reservoirs, swimming pools or other surface impoundments for holding water that have a total capacity of less than 50,000 gallons is discouraged.
- Only water landscape at night between the hours of 7 pm and 7 am.
- Keep swimming pools, landscape or decorative ponds and fountains covered (where possible), re-circulate water, and do not fill except to support aquatic life.
- Water livestock in leak-proof troughs — pumping water into ponds is discouraged.
- Water for dust control only when required by law.

Stage 4 – Critical *(PDI below 50%)*. Conservation Goal: 40% reduction

Usage Reduction Measures:

- Continue or increase voluntary reduction in various uses.
- Check for and correct all plumbing leaks.
- Re-use or re-circulate water whenever possible.
- No washing of buildings, driveways, streets, patios, or other outdoor surfaces except as required for human or animal health and safety needs, or for fire prevention.
- Water livestock in leak-proof troughs only — do not pump water into ponds.
- Water for dust control only when required by law.
- No watering of landscape (lawns, trees, shrubs, etc.). Agriculture and horticulture operations are exempted from this measure but are encouraged to reduce tree, plant, and crop watering by 40%.
- No vehicle washing.
- No filling of ponds, lakes, tanks, reservoirs, swimming pools or other surface impoundments for holding water regardless of capacity, except to support aquatic life and for public water supply systems. Public water supply systems are encouraged to implement measures to achieve a 40% reduction in water usage.

Bell County
Shelley Coston
County Clerk
Belton, Texas 76513

Instrument Number: 2026057871
As
RESTRICTIONS

Recorded On: November 19, 2026
Parties: RIVER RIDGE RANCH PROPERTY OWNERS' ASSOCIATION
To RIVER RIDGE RANCH
Comment:

Billable Pages: 27
Number of Pages: 28

(Parties listed above are for Clerks' reference only)

** Examined and Charged as Follows **

CLERKS RMF:		$5.00
RECORDING:		$109.00
	Total Fees:	$114.00

********** DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT **********

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information

Instrument Number: 2026057871
Receipt Number: 560911
Recorded Date/Time: 11/19/2026 2:01:35 PM
User / Station: walkerkn - BCCCD0640

Record and Return To:

SUSANNE FRATZKE

301 LAKEWAY
KILLEEN, TX 76549

THE STATE OF TEXAS * BELL COUNTY *

I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property Records in Bell County, Texas

Shelley Coston
Bell County Clerk

Shelley Coston