

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

**AGREEMENT FOR INSTALLATION AND MAINTENANCE OF SIGNS
WITHIN RIVER FOREST**

This Agreement (the "Agreement"), is made and entered into, by and between FORT BEND COUNTY, TEXAS ("County"), a body corporate and politic, acting by and through its Commissioners Court, and R.F. Association, Inc. dba River Forest Homeowners Association, Inc. ("Association"), a non-profit corporation organized under the laws of the State of Texas. The County and the Association may be referred to collectively herein as the "Parties."

RECITALS:

WHEREAS, Association is a Texas non-profit corporation created to, among other things, maintain common areas and provide certain services for the benefit of the residents of the River Forest ("Subdivision"); and

WHEREAS, the Association requested permission to install and maintain certain signs within the Subdivision to address aesthetics within the subdivision; and

WHEREAS, County is a body corporate and politic under the laws of the State of Texas with authority to maintain public right-of-way and install traffic control devices; and

WHEREAS, County and Association believe it is in their best interests to enter into this Agreement to install and maintain the signs to improve the appearance within the Subdivision.

NOW, THEREFORE, in consideration of the mutual covenants and conditions set forth below, the parties agree as follows:

**SECTION 1
PURPOSE**

The purpose of this Agreement is to outline the obligations related to the installation and maintenance of signs within the Subdivision.

SECTION 2
OBLIGATIONS

2.1 County agrees to allow Association to install, repair, maintain and replace County-approved signs within the Subdivision, and hereby grants, bargains and conveys to the Association a license for the term of this Agreement in and to portions of the street right-of-ways within the subdivision to install, repair, maintain and replace such County-approved signs.

2.2 Association shall comply with all County standards and requirements, and shall be responsible for all costs related to the design, permitting, construction, and maintenance of the signs for as long as such signs installed by Association remain in place.

2.2.1 This agreement is limited to:

- Street Name Signs
- Stop Signs

2.2.2 Association shall submit sign designs to be used and proposed locations under this Agreement to County for review and approval prior to installation. Once design and location is approved, Association may install signs based on such approved design and location on all County roads and streets within the Subdivision.

- Street Name Signs shall have 6 inch uppercase letters and 4.5 inch lower case letters on a 9 inch tall blank. The length of the sign will vary by the length of the street name.
- Stop Signs will only be replacements for existing stop sign locations. Any newly requested all-way stop locations must meet the warrants established in the Texas Manual on Uniform Traffic Control Devices and be approved by the County prior to installation.
- All signs must use a minimum of diamond grade sheeting. Engineer grade sheeting is not acceptable.

2.2.3 Association shall be responsible for the maintenance, repair and replacement of the signs.

2.2.4 Association agrees to assume all material costs.

2.3 County has no obligation to replace the signs if removal is required as part of future work by the County in public right of way.

SECTION 3

TERM

This Agreement shall continue in force and effect from the date of execution of the last party hereto and shall continue in full force and effect for one (1) year and thereafter as long as one (1) or more signs installed by the Association are in place in the Subdivision.

SECTION 4

INSURANCE AND LIABILITY

4.1 Liability Insurance. At all times, the Association will provide and keep in force liability insurance covering the Association for liability for property damage and personal injury. This insurance is to be carried by one or more insurance companies duly authorized or admitted to transact business in Texas. The insurance provided under this section must be in the amount of not less than \$100,000.00 for property damage and not less than \$100,000.00 for one person and \$300,000.00 for one accident for personal injury. This insurance will protect the Association against liability to any employees or servants of the Association, and to any other person or persons whose property damage or personal injury arises out of or in connection with the occupation, use, or condition of the signs. The Association shall include the County and the members of Commissioners Court as an additional insured on such insurance.

4.2 Each party is solely responsible for the actions and omissions of its employees and officers. No party hereto waives or relinquishes any immunity or defense on behalf of itself, its trustees, its officers, employees, and agents as a result of the execution of this Agreement and the performance of the covenants contained herein.

SECTION 5

NOTICES

5.1 Each party giving any notice or making any request, demand, or other communication (each, a "Notice") pursuant to this Agreement shall do so in writing and shall use one of the following methods of delivery, each of which, for purposes of this Agreement, is a writing: personal delivery, registered or certified mail (in each case, return receipt requested and postage prepaid), or nationally recognized overnight courier (with all fees prepaid).

5.2 Each party giving a Notice shall address the Notice to the receiving party at the address listed below or to another address designated by a party in a Notice

SIGNS

RIVER FOREST SUBDIVISION

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pursuant to this Section:

County: Fort Bend County Engineering
Attn: County Engineer
301 Jackson Street
Richmond, Texas 77469

With a copy to: Fort Bend County
Attn: County Judge
401 Jackson Street
Richmond, Texas 77469

Association: Board President
River Forest Homeowners Association, Inc.
Attn: Tracy Graham
c/o Graham Management
2825 Wilcrest Dr. #600
Houston Texas 77042
713-334-8000

5.3 A Notice is effective only if the party giving or making the Notice has complied with subsections 5.1 and 5.2 and if the addressee has received the Notice. A Notice is deemed received as follows:

5.3.1 If the Notice is delivered in person, or sent by registered or certified mail or a nationally recognized overnight courier, upon receipt as indicated by the date on the signed receipt.

5.3.2 If the addressee rejects or otherwise refuses to accept the Notice, or if the Notice cannot be delivered because of a change in address for which no Notice was given, then upon the rejection, refusal, or inability to deliver.

SECTION 6 **MISCELLANEOUS**

6.1 The parties may not amend or waive this Agreement, except by a written agreement executed by both parties.

6.2 The laws of the State of Texas govern all disputes arising out of or relating to this Agreement. The parties hereto acknowledge that venue is proper in Fort Bend County, Texas, for all legal actions or proceedings arising out of or relating to this Agreement and waive the right to sue or be sued elsewhere. Nothing in the Agreement

shall be construed to waive either party's sovereign immunity.

6.3 If a court finds or rules that any part of this Agreement is invalid or unlawful, the remainder of the Agreement continues to be binding on the parties.

6.4 This Agreement supersedes any and all other agreements, either oral or in writing between the parties hereto with respect to the subject matter hereof, and no other agreement, statement, or promise relating to the subject matter of this Agreement which is not contained herein shall be valid or binding.

6.5 This Agreement cannot be assigned by either party.

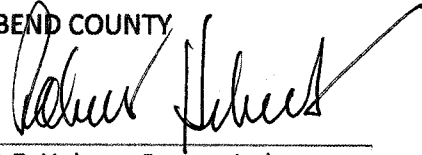
6.6 This Agreement does not confer any enforceable rights or remedies upon any person other than the parties. No provision of this Agreement constitutes consent to suit.

6.7 The section captions used in this Agreement are for convenience of reference only and do not affect the interpretation or construction of this Agreement.

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EXECUTED on this the 24 day of November, 2015.

FORT BEND COUNTY

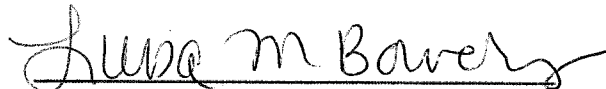


Robert E. Hebert, County Judge

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This instrument was acknowledged before me on the 24th day of November, 2015 by Robert E. Hebert, County Judge of FORT BEND COUNTY, TEXAS, a body corporate and politic under the laws of the State of Texas, on behalf of said body corporate and politic.

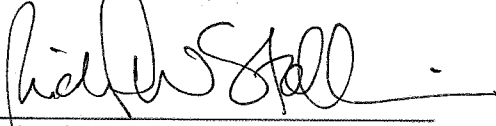
(SEAL)



Notary Public in and for the State of Texas

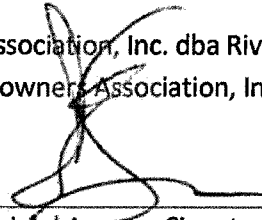


APPROVED:

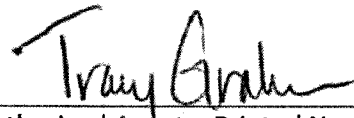


Richard W. Stolleis, P.E., County Engineer

R.F. Association, Inc. dba River Forest
Homeowners Association, Inc.



Authorized Agent – Signature




Authorized Agent – Printed Name & Title

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This instrument was acknowledged before me on the 10th day of November, 2015 by Tracy Graham, Managing Agent of R.F. Association, Inc. dba River Forest Homeowners Association, Inc., a non-profit corporation organized under the laws of the State of Texas, on behalf of said non-profit corporation.

(SEAL)


Notary Public in and for the State of Texas

