

THE STATE OF TEXAS §
 §
 COUNTY OF FORT BEND §

**AGREEMENT FOR INSTALLATION, OPERATION AND MAINTENANCE OF
 SOLAR POWERED SPEED AWARENESS SIGNS WITHIN THE
 LAKES OF BELLA TERRA SUBDIVISION**

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 Lakes of Bella Terra Community 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 Lakes of Bella Terra Subdivision ("Subdivision"); and

WHEREAS, the Association requested the installation of certain solar-powered speed awareness signs "Signs" in an effort to address concerns with speeding on streets 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, the Association recognizes the Signs are not typically installed on all public roads and is therefore, willing to fund all operation and maintenance costs associated with having County install the Signs within the Subdivision; and

WHEREAS, County and Association believe it is in their best interests to enter into this Agreement to install, operate and maintain the Signs to encourage drivers to operate vehicles in a safe manner 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, operation, and maintenance of Solar Powered Speed Awareness Signs within the Subdivision.

SOLAR POWERED SPEED AWARENESS SIGNS
 LAKES OF BELLA TERRA SUBDIVISION

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SECTION 2
OBLIGATIONS

2.1 County agrees to purchase and install the Signs within the public right of way at locations within the Subdivision at its discretion, upon consultation with the Association. The Signs shall comply with all County standards and requirements for signs to be used in the public right of way. County agrees to manage the installation, operation, and maintenance responsibilities of the Signs, subject to Association's obligation to fund such maintenance costs for the Signs, as provided below.

2.2 Association shall be responsible for all costs to maintain the Signs in a properly operating manner for as long as such Signs remain in place within the Subdivision, which shall include but is not limited to the costs of repair, replacement, relocation and other modifications, as needed.

2.2.1 Upon completion of any tasks related to maintenance of the Signs, County shall submit an invoice showing the amounts due for costs incurred by the County to perform such maintenance to Association.

2.2.2 Association shall pay each invoice within thirty (30) calendar days, payable to Fort Bend County, delivered to the Fort Bend County Treasurer, 301 Jackson Street, Richmond, Texas 77406-1202.

SECTION 3
TERM

This Agreement shall be in 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 are in place and functional in the Subdivision. Either party may terminate this Agreement upon thirty (30) days written notice to the other party. Upon termination, County will determine, at its sole discretion, whether the non-functioning Signs will remain installed.

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 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: Lakes of Bella Terra Community Association, Inc.
c/o VanMor Properties, Inc.
Attn: Kim Stewart
8711 Highway 6 North, Suite 270
Katy, Texas 77095

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.

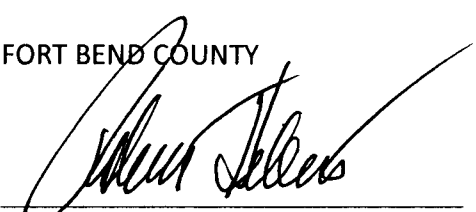
6.6 This Agreement does not confer any enforceable rights or remedies upon any person other than the parties. No provision of this Agreement constitutes consent to suit.

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 28 day of August, 2018.

FORT BEND COUNTY


Robert E. Hebert, County Judge

THE STATE OF TEXAS

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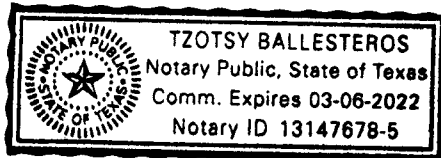
COUNTY OF Fort Bend

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This instrument was acknowledged before me on the 28th day of August, 2018 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

EXECUTED on this the 28th day of June, 2018.

LAKES OF BELLA TERRA COMMUNITY ASSOCIATION, INC

[Signature]
Bassam Barazi, Board President

6/28/18
Date

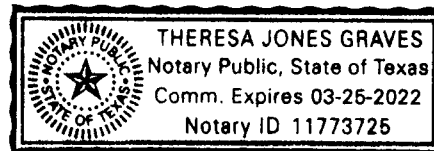
THE STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on the 28th day of June, 2018 by Bassam Barazi, Board President, of the Lakes of Bella Terra Community Association, Inc., a non-profit corporation organized under the laws of the State of Texas, on behalf of said non-profit corporation.

(SEAL)

[Signature]
Notary Public in and for the State of Texas



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CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

Certificate Number:
2018-388588

Date Filed:
08/06/2018

Date Acknowledged:
08/28/2018

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Lakes of Bella Terra CAI, Inc.
Richmond, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

Fort Bend County

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

22281

Agreement for Installation, Operation and Maintenance of Solar Powered Speed Awareness Sign With the Lakes of Bella Terra Subdivision

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary

5 Check only if there is NO Interested Party.



6 UNSWORN DECLARATION

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____ County, State of _____, on the _____ day of _____, 20____.
(month) (year)

Signature of authorized agent of contracting business entity
(Declarant)