

LAKE SHADOWS CIVIC LEAGUE
DEED RESTRICTION ENFORCEMENT GUIDELINES
EFFECTIVE July 1, 2017

1. When a violation is noted, determine if the violation is allowed temporarily per Lake Shadows Deed Restrictions. If not allowed either temporarily or permanently, the homeowner is immediately sent a friendly letter. If allowed temporarily but not permanently, the address will be placed on a fourteen (14) day watch list to see if the violation is permanent. If the violation is not corrected after fourteen (14) days, it will be deemed permanent and the homeowner will be sent a friendly letter. Homeowners complaining about concerns that pose a threat to public health and safety should be directed to call the appropriate city or county authority. (Ex. Sheriff, Constable, Health Dept., Fire Dept., Etc.)
2. After sending a friendly letter, if a violation is not corrected within the ten (10) days, a first formal letter will be sent by certified mail to the recorded homeowner on the property. Per Texas Property Code Sec. 209.006, the letter will describe the violation, state the fee that will be assessed if the violation is not remedied, specify a date in thirty (30) days by which the owner must remedy the violation, inform them of their right to a hearing before the 30 day period is up, include language regarding restricted access to amenities, and inform them that they may have special rights if they are serving on active military duty.
3. If the violation has not been corrected upon the expiration of the thirty (30) day period and/or the property owner has not appeared for a hearing with the Board and an agreement been met, a letter will be sent out by certified mail with a notice that the Association will be assessing an additional fee and may take legal action at the end of an additional ten (10) day time period from the date of the letter.
4. If the violation has not been corrected upon the expiration of the additional ten (10) day period, the board may send the file to the Association's Attorney to enforce the violations of the deed restrictions through judicial proceedings. The homeowner will be charged a \$150 administrative fee plus all fees associated with the proceedings.

Please Note: The re-occurrence of the same violation within a six (6) month period of time from the date of the first formal letter will result in the continuation of the process as if it had never been resolved.