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**RESOLUTION OF THE BOARD OF DIRECTORS  
OF TEALBRIAR COMMUNITY ASSOCIATION, INC.  
REGARDING THE IMPOSITION OF FINES**

WHEREAS, the Board of Directors (the "Board") of TEALBRIAR COMMUNITY ASSOCIATION, INC. a Texas non-profit corporation (the "Association") is the governing entity for Tealbriar according to the Amended Declaration of Covenants, Conditions, and Restrictions for Tealbriar and all amendments thereto, including but not limited to the Amended Declaration of Covenants and By-Laws, which are recorded in the Real Property Records of Fort Bend County, Texas (collectively the "Declaration") at Official File No. 8807032;

WHEREAS, Section 204.010(a)(9) of the Texas Property Code provides that each owner and occupant shall comply strictly with the rules and regulations set by the Board, as may be amended from time to time. According to the By-Laws, the Board may impose fines or other sanctions, which shall be collected as provided herein;

WHEREAS, by Resolution dated May 9, 2016, the Board adopted a resolution creating a fine policy for the Subdivision;

WHEREAS, the Board deems it to be in the best interest of the Association to pass a fine policy;

WHEREAS, at a meeting of the Board on May 9, 2016 at least a majority of the directors were present and at least a majority of the directors present voted to adopt the resolution set forth below;

NOW, THEREFORE, the Board, on behalf of the Association, duly adopts the following resolution:

BE IT RESOLVED, that pursuant to the Declaration and the By-Laws, upon violation of the Declaration, the By-Laws of the Association, the Association rules or regulations, or any other Tealbriar dedicatory instrument as defined in Texas Property Code 209.002, the violating owner shall be provided written notice by certified mail, return receipt requested. The notice shall describe the violation and the amount of fine to be imposed, if any. The notice shall provide the owner a reasonable time to cure the violation in order to avoid the fine, unless the owner was given written notice and the opportunity to cure a similar violation within the preceding six months. The notice shall inform the owner (i) may request a hearing under Section 209.007 on or before the 30<sup>th</sup> day after the date the owner receives the notice; and (ii) may have special rights or relief related to the enforcement action under federal law, including the Service Members Civil Relief Act (50 U.S.C. app Section 501 et seq.), if the owner is serving on active military duty.

BE OF FURTHER RESOLVED, that any imposed fine is not in lieu of late fees, attorney fees, HOA assessment dues and/or damages that may have been caused by such violation.

BE IT FURTHER RESOLVED, that the amounts of fines assessed in accordance with this Resolution shall be as follows:

Each Letter

\$50.00

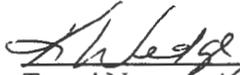
BE IT FURTHER RESOLVED, that subsequent letters imposing fines for uncured violations may be sent monthly.

BE IT FURTHER RESOLVED, that through it's Board of Directors the Association is hereby authorized to impose a lesser fee or no fine at all for all violations of the Declaration or any amendments hereto, the By-Laws of the Association, the Association Rules, or any other Tealbriar Community Association, Inc. dedicatory instrument as defined in Texas Property Code 209.002 as determined by the Board of Directors in its sole and absolute discretion.

BE IT FURTHER RESOLVED, that failure of the Board to enforce any of the provisions herein contained shall in no event be deemed a waiver of the right to do so thereafter.

BE IT FURTHER RESOLVED, that the rights of the Association created hereunder are in addition to, not in place of, the rights set forth in the Declaration or any amendments thereto, the By-Laws of the Association, the Association Rules, any other Tealbriar Community Association, Inc. dedicatory instrument, the Texas Property Code, or any other applicable law.

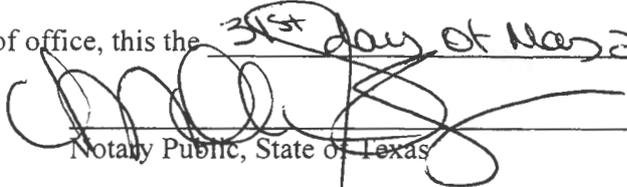
ADOPTED: by the Tealbriar Community Association, Inc., on the 31<sup>st</sup> of May 2016, and to be effective immediately.

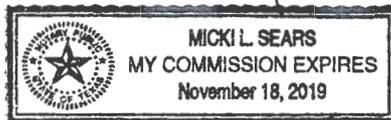
  
Typed Name: KATHY WEDGE  
President

Executed this 31<sup>st</sup> of May 2016

Before me, the undersigned authority, on this day personally appeared Kathy Wedge President of Tealbriar Community Association, Inc., a Texas non-profit corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that at least a majority of the Board of Directors approved this Resolution and that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated as the act and deed of said Board of Directors for Tealbriar Community Association, Inc.

Given under my hand and seal of office, this the 31<sup>st</sup> day of May 2016

  
Notary Public, State of Texas



Return to:  
Kathy Ann Terry  
Attorney at Law  
PO Box 690141  
Houston, TX 77269

AS PER ORIGINAL

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Laura Richard*

Laura Richard, County Clerk  
Fort Bend County, Texas

June 20, 2016 03:08:47 PM

FEE: \$15.00 CR1  
RES

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