



**Rancho Serena Home Owner's Association**

**P. O. Box 2094**

**Keller, TX 76244**

**[www.ranchoserena.org](http://www.ranchoserena.org)**

**July 22, 2022**

**RSHOA Covenants, Codes and Restrictions (CC&Rs) Compliance**

Rancho Serena Home Owners,

The RSHOA Board wishes to extend a sincere thank you and send a message of recognition and appreciation to those homeowners who voluntarily comply with our divisions Rules and Regulations also known as the CC&R's or covenants. Even when there are compliance violations, the majority of home owners take ownership of the issue and immediately respond and correct the violation. Our covenants not only help keep our community safe, they are there to assure the upkeep of the community and members properties as to be aesthetically appealing to maintain division desirability and enhance property values.

At the most recent board meeting, a decision has been made to re-affirm the board and neighborhood policy for noncompliance matters.

Every home owner acknowledged and agreed to follow the covenants by signing the CC&R's affidavit upon closure of their property. If you are not familiar with the CC&R's, please take the time to review them. They can be accessed on our website <http://www.ranchoserena.org> Click homeowner link at the top. Click covenants. Click by-laws for more detailed information.

This letter is intended to address the issue of noncompliance in regards to the covenants and inform the community as to the Boards intended actions to be taken, as detailed in the General Provisions. It is with respect to our neighbors that we all abide by the division covenants and bylaws and Texas Property Code. Please reference these areas.

**General Provisions: Lots; Protective Covenants**

4.01: Powers and Duties

12.05: Enforcement

12.06: Imposition of violation fines

12.09: Notice to Owners

12.11: Disputes

**General Community Notifications**

- Annual Homeowners meeting
- Annual HOA meeting minutes distributed via e-mail
- Newsletter notification (e-mail) and Website Postings

## Noncompliant Homeowner Notifications

- **1st verbal/written notice**- Courtesy or awareness notice. (Email on file or USPS letter)
  - **2nd written notice**- Formal reminder. Warning of impending fine. (USPS)
  - **3rd written notice- \$125.00 fine imposed**. Warning of fines to double with non-compliance. (USPS)
  - **4th written notice-\$250.00 fine imposed**. Warning of fines to double with non-compliance. (USPS)
  - **5th written notice-\$500.00 fine**. Warning of impending lien placed on homeowner's property for non-compliance, non-payment of fines and HOA legal costs as incurred.
- If fines are not paid, legal action** will be pursued. Legal expenses will be added to cumulative fines as part of the lien.
- **6th written notice-FINAL notice** from the Board stating formally that a lien has been filed.

Please notify the board in writing (email or P.O. Box) with details of any need for an exception. Exceptions will be granted by Board approval only in writing. Disputes or disagreements are to be sent to the Board in writing. The Board has the final decision. CC&R; 12.11: Disputes

The Homeowner has the sole responsibility to notify the association in writing of an address change. "Not receiving" any mail, certified or regular, does not constitute relief of responsibility or penalties.

The Board would much rather have voluntary compliance than go through the time, effort, cost of enforcement.

Your full cooperation is very important and much appreciated.

Sincerely,

RSHOA Board of Directors