

TOWN PARK COMMUNITY ASSOCIATION
RESOLUTION ESTABLISHING A FINE POLICY

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

WHEREAS, Town Park Community Association (the "Association"), a Texas nonprofit corporation, is the governing entity for Town Park Addition, Section One (1), a subdivision in Harris County, Texas, according to the maps or plats thereof, recorded in the Map Records of Harris County, Texas, under Clerk's File No. F724208, and under Film Code No. 276063, respectively, along with any amendments, supplements or replats thereto (the "Subdivision"); and

WHEREAS, the Subdivision is governed by the Restrictive Covenants, Town Park Addition, Section One (1), Harris County, Texas, recorded in the Real Property Records of Harris County, Texas, under Clerk's File No. F858499, along with any amendments and supplements thereto (the "Declaration"); and

WHEREAS, Section 1.28 of the Declaration authorizes the Association, through its Board of Directors to establish fines for violations of its Rules and Regulations and Section 3.6(g) of the Petition Modifying Restrictions Pursuant to Texas Property Code, Section 201.001 Et. Seq. for Town Park Addition, Section One (1) A Subdivision in Harris County, Texas, recorded in the Real Property Records of Harris County, Texas, under Clerk's File No. P130539, in addition authorizes for the establishment of fines for violations of the Declaration and Prior Restrictions; and

WHEREAS, the Association, through its Board of Directors, desires to adopt a uniform schedule of fines and to standardize the policies and procedures related to the authority to impose fines; and

WHEREAS, this Dedicatory Instrument represents Restrictive Covenants as those terms are defined by Texas Property Code §202.001, et. seq, and the Association shall have and may exercise discretionary authority with respect to these Restrictive Covenants;

NOW THEREFORE, pursuant to the foregoing and as evidenced by the Certification hereto, the Association hereby adopts, establishes and imposes on the Subdivision, the following Fine Policy:

1. Each Owner shall be responsible for assuring that Owner, their family, tenant(s), occupants(s), guest(s) and invitee(s) comply with the provisions of all Dedicatory Instruments. In the event an Owner, family member, tenant, occupant, guest or invitee, violates any of the provisions of the Dedicatory Instruments, the Association shall have the authority to impose a fine as described below upon the Owner.

RP-2016-386614

2. Before any fine is imposed, the Association shall first provide the Owner the notice required by Section 209.006 of the Texas Property Code, or its successor statute. A courtesy notice may typically be sent prior to any notice required by applicable law, however, the board may send more or less notices and give more or less time to comply with the Dedicatory Instruments, depending on the severity of the violation and its impact on the community, as determined by the Board of Directors in its sole discretion. The following procedure will be used as a guideline for providing notice for violations:

FIRST LETTER: Notice of violation(s)
SECOND LETTER: Notice of uncured violation(s)
THIRD LETTER: Certified notice of uncured violation(s) and advisement of \$30 fine to be assessed if violation(s) is/are not cured within 30 days
FOURTH LETTER: Notice of uncured violation and \$30 fine assessed
SUBSEQUENT LETTERS: A letter will be sent and a fine of \$30 will be assessed each month the violation(s) remain(s) the same following the fourth letter

3. If a violation continues from day to day without intervening activity by the Owner responsible for the violation, the Fine Schedule shall be as follows:

FIRST VIOLATION:	\$30 per month until corrected
SECOND VIOLATION:	\$30 per month until corrected
THIRD VIOLATION :	\$30 per month until corrected
EACH SUBSEQUENT VIOLATION:	\$30 per month until corrected

4. If the violation consists of a single occurrence or separate occurrences, the Fine Schedule shall be as follows:

FIRST VIOLATION:	\$30	per violation
SECOND VIOLATION:	\$30	per violation
EACH SUBSEQUENT VIOLATION:	\$30	per violation

5. These fines are guidelines for standard fines only. The Board of Directors reserves the right to levy lesser or greater fines, provide additional warnings or fewer warnings before fines are made and provide more or less time for compliance, depending on the severity of the violation at issue, in the sole and absolute discretion of the Board.

6. If the violation continues without resolution, the Association shall have the right to undertake any action authorized by the Declaration and/or applicable law, including, but not limited to remedying the violation or initiating legal action, the costs of which actions shall be billed and/or assessed to the homeowner and collected in the same manner as assessments.

CERTIFICATION

"I, the undersigned, being a Director of the Association, hereby certify that the foregoing Fine Policy was adopted by at least a majority of the Association Directors at an open meeting of the Directors at which a quorum of Directors was present."

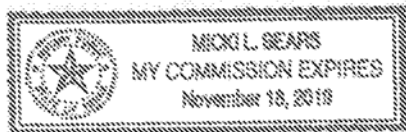
By: *Taylor Young*

Print Name: Taylor Young

Title: President

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BEFORE ME, the undersigned authority, on this 15th day of August, 2016, personally appeared the person whose name is subscribed to the foregoing instrument and acknowledged to me that they signed it with the authority and for the purposes expressed therein.



Nicki L. Bears
Notary Public, State of Texas

RP-2016-386614

RP-2016-386614
Pages 4
08/30/2016 08:35 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees \$24.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Stan Stanart

COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2016-386614