



Stone Ridge
Phase 1, HOA, Inc.
P. O. Box 1574
Navasota, Texas 77868

Violation Policy and Fine Schedule

Resolution B-2015-0001
4/21/15 Adopted
9/6/15 – Modified

Motion to adopt the following resolution to establish a fine schedule for violations of Declaration of covenants, conditions, and restrictions for Stone Ridge, Phase 1, HOA, Inc.

Stone Ridge, Phase 1, HOA Inc. has established the following Enforcement Policy for Deed Restrictions, By-Law, and/or ACC Regulations violations, enforcement, and any applicable monetary penalties for continued violations. This policy will be deemed part of the Deed Restrictions and is subject to amendment or modification at any time by majority vote of the Board.

B.12. Enforcement Procedures

B.12.a.Notice. Before the Board may (i) suspend an Owner's right to use a Common Area, (ii) file a suit against an Owner other than a suit to collect any Assessment, (iii) foreclose the Homeowners Association's lien, (iv) charge an Owner for property damage, or (v) levy a fine for a violation of the Governing Documents, the Homeowners Association or its agent must give written notice to the Owner by certified mail, return receipt requested. The notice must describe the violation or property damage that is the basis for the suspension action, charge, or fine and state any amount due the Homeowners Association from the Owner. The notice also must inform the Owner that the Owner is entitled to a reasonable period to cure the violation and avoid the fine or suspension unless the Owner was given notice and a reasonable opportunity to cure a similar violation within the preceding six months and (ii) may request a hearing on or before the thirtieth day after the date the Owner receives the notice.

B.12.b.Hearing. If the Owner is entitled to an opportunity to cure the violation, the Owner has the right to submit a written request for a hearing to discuss and verify facts and resolve the matter in issue before a committee appointed by the Board or before the Board if the Board does not appoint a committee within 30 days of the notice of violation. If a hearing is to be held before a committee, the notice must state that the Owner has the right to appeal the committee's decision to the Board by written notice to the Board.

The Homeowners Association must hold a hearing under this section not later than the thirtieth day after the date the Board receives the Owner's request for a hearing and must notify the Owner of the date, time, and place of the hearing not later than the tenth (10th) day before the date of the hearing. The Board or the Owner may request a postponement, and, if requested, a postponement will be granted for a period of not more than ten days. Additional postponements may be granted by agreement of the parties. The Owner or the Homeowners Association may

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make an audio recording of the meeting. The hearing will be held in executive session affording the alleged violator a reasonable opportunity to be heard. Before any sanction hereunder becomes effective, proof of proper notice will be placed in the minutes of the meeting. Such proof will be deemed adequate if a copy of the notice, together with a statement of the date and manner of delivery, is entered by the officer, director, or agent who delivered the notice.

The notice requirement will be satisfied if the alleged violator appears at the meeting. The minutes of the meeting will contain a written statement of the results of the hearing and the sanction, if any, imposed. The Board may, but will not be obligated to, suspend any proposed sanction if the violation is cured within a seven day period. Such suspension will not constitute a waiver of the right to sanction violations of the same or other provisions and rules by any person.

B.12.c. Appeal. Following hearing before a committee, if any, the violator will have the right to appeal the decision to the Board. To perfect this right, a written notice of appeal must be received by the managing agent, if any, president, or secretary within ten days after the hearing date.

B.12.d Changes in Law. The Board may change the enforcement procedures set out in this section to comply with changes in law.

Violation Fine Schedule
B-2015-0001

1. Property alterations and/or improvements made without ACC approval:

- A. First notice: Warning Letter (14 day compliance unless otherwise stated in Letter)
- B. Second notice for same violation: \$100 (30 day compliance unless otherwise stated)
- C. All subsequent notices for same violation within a 12 month time period: \$100 (monthly) – per calendar month.

2. Repair and upkeep of property:

- A. First notice: Warning Letter (14 day compliance unless otherwise stated in Letter)
- B. Second notice for same violation: \$25 (5 day compliance unless otherwise stated)
- C. Third notice for same violation: \$50 (30 day compliance unless otherwise stated)
- D. All subsequent notices for same violations within a 12 month time period: \$100 (monthly) – per calendar month.

3. Parking violations in excess of one week (including, but not limited to, storing any recreational vehicles, trailers, commercial vehicles, boats, motorcycles, or unlicensed or non-operational vehicles, parking on unpaved surfaces, parking in driveway, and overnight parking on streets):

- A. First notice within twelve consecutive months: Warning Letter
- B. Second notice within twelve consecutive months: \$10
- C. All subsequent violations within twelve consecutive months: \$25 each

4. Garbage cans improperly stored:

- A. First notice within twelve consecutive months: Warning Letter
- B. Second notice within twelve consecutive months: \$15 per month
- C. All subsequent violations within twelve consecutive months: \$25 each

5. Unauthorized signs placed on homeowner's property or on common area within the Stone Ridge, Phase 1, HOA, Inc. (including real estate or garage sale signs, and any other sign)

- A. First notice: Warning Letter
- B. Second notice within twelve consecutive months: \$15
- C. All subsequent violations within twelve consecutive months: \$25 each

6. All other minor violations:

- A. First notice within twelve consecutive months: Warning Letter (will include time limits for correction of violation, if appropriate)
- B. Second notice within twelve consecutive months: \$15
- C. All subsequent violations of this nature within twelve consecutive months: \$25 each

7. All other significant violations (those affecting the safety or aesthetics of the community):

- A. First notice: Warning Letter (will include time limits for correction of violation, if appropriate)
- B. Second notice within twelve consecutive months: \$25
- C. 3rd and 4th notices within twelve consecutive months: \$50 each
- D. Subsequent notices within twelve consecutive months: \$100 each