

## THE HOMEOWNERS ASSOCIATION OF ROBINSON OAKS ESTATES

### RESOLUTION POLICY

#### Fining Policy

**WHEREAS**, the Board of Directors of the Homeowners Association of Robinson Oaks Estates (the "*Board of Directors*") is empowered to govern the affairs of the Homeowners Association of Robinson Oaks Estates, (the "*Association*") pursuant to Article 3, Section 3.2(h) of the Declaration of Covenants, Conditions and Restrictions (the "*Declaration*") and Article 7(h) of the Bylaws (the "*Bylaws*") of the Association; and

**WHEREAS**, Board of Directors recognizes the Association has a need to adopt a fining policy.

**WHEREAS**, Article 3, Section 3.2 (h) grants the Board of Directors the ability to impose sanctions against an owner and his lot should he violate a provision of the Governing Documents.

**WHEREAS**, it is the intent that this modification shall be applicable to all owners and tenants and this resolution shall remain in effect until otherwise rescinded, modified, or amended by a majority of board members;

**NOW, THEREFORE BE IT RESOLVED THAT** the following fining schedule and the Board of Directors hereby adopts the efforts of ongoing violations:

1. **Violation Notice (Warning):** Homeowners will be notified when a violation occurs and will be given a time period of fourteen (14) days in which to correct the violation. Violations which present hazards for residents or are damaging property will require immediate correction and any costs for same will be assessed to the owner's account.
2. **Violation Notice (2<sup>nd</sup> Warning):** Homeowners will be notified a second time if the previously cited violation has not been corrected and will be given a time period of fourteen (14) days in which to correct the violation.
3. **Assessment of Fine (Hearing Notice):** If, after the specific time period given, the violation continues, the homeowner will be notified that a fine will be levied against his/her account.
4. **"Individual Special Assessment":** Violations that result in property damage or cause the Association to incur cleanup costs will result in a "Damage Assessment" on the homeowner's account. Non-payment of this type of assessment will result in a lien being placed on the property.
5. **"Hearing Process":** If a homeowner so chooses, a meeting can be held via written request to the board within 30 calendar days of receiving the first violation notice. Within 30 calendar days of receiving the homeowner's request, the board will give the homeowner notice of the date, time, and place of the hearing. This hearing will be scheduled for a date within 30 calendar days from the date the request was received by the board, and the hearing should be scheduled to provide a reasonable opportunity for both the homeowner and the board to attend. Failure to submit a request for a hearing, or to appear at a scheduled hearing will result in an automatic denial. Failure to correct the violation and/or pay the fine will follow the fine schedule outlined in this Fining Policy.

**FINE SCHEDULE**

- 1st Fine:** An owner will receive a fine of \$25.00 and 14 days to comply, if compliance is not met then;
- 2<sup>nd</sup> Fine:** An owner will receive an additional fine of \$50.00 and 7 days to comply, if compliance is not met then;
- 3<sup>rd</sup> Fine:** An owner will receive an additional fine of \$50.00. If compliance is not met within 3 days, the owner will receive an additional \$50.00 fine automatically every 10 days until compliance is met.

ACC Violations will be fined \$50.00 and follow the same schedule as above.

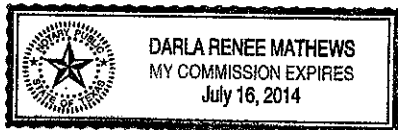
IT IS FURTHER RESOLVED that this fining policy is effective as of the 7<sup>th</sup> day of November, 2011, being the date it was approved by the Board of Directors, and shall remain in force and effect until revoked, modified or amended by the Board of Directors. This Assessment Policy shall be filed of record in the Real Property Records of Denton County, Texas.

**THE HOMEOWNERS ASSOCIATION  
OF ROBINSON OAKS ESTATES  
HOMEOWNERS ASSOCIATION**

By: Joshua A. Wilkinson  
Its: PRESIDENT

STATE OF TEXAS §  
  §  
COUNTY OF DENTON §

This instrument was acknowledged before me on this 7<sup>th</sup> day of November, 2010, by Joshua A. Wilkinson



Darla Renee Mathews  
Notary Public State of Texas  
Darla Renee Mathews  
Printed Name  
My Commission Expires: 7-16-2014

Please Return To:  
Principal Management Group  
9001 Airport Freeway, Suite 450  
North Richland Hills, Texas 76180