

FORREST LAKE TOWNHOUSE ASSOCIATION, INC.
FINES POLICY

STATE OF TEXAS §
 §
 COUNTY OF HARRIS §

WHEREAS, Forrest Lake Townhouse Association, Inc. (the "Association") is the governing entity for Forrest Lake Townhouses, a planned unit development in Harris County, Texas, according to the map or plat thereof, recorded in Volume 222, Page 102 of the Map Records of Harris County, Texas, along with any amendments, supplements or replats thereto (collectively referred to as the "Subdivision"); and

WHEREAS, Section 209.0061(c) of the Texas Property Code was recently amended to require the Association to develop and distribute a copy of said policy for the levying of fines by the Association; and

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

NOW, THEREFORE, in accordance with the foregoing and as evidenced by the Certification hereto, the Board of Directors hereby adopts the following:

- 1.) The Association has placed possible violations into two categories. The first category deals with violation that may occur either in the Common Open Areas of the community or within the homeowners' property. The second category deals with governance violations. The term "Common Open Areas" is explained in Article I, Section 3 of the Association By-Laws.
- 2.) Below is a list of possible violation within the Common Open Areas or within the homeowners' property category. If a violation is listed as uncurable it is because it is either a health or safety violation requiring immediate remedy. The fine for a specific violation may vary on a case-by-case basis as determined by the Board of Directors of the Association. Some fines are set at a minimum of \$200.00 per violation in accordance with Article III, Section 4 of the Association By-Laws while other fines may be set within a specific resolution or policy.

Violation	Number of Days to Cure Violation	Minimum Fine Per Violation
Animal Excrement	0 - Uncurable	\$200.00 - \$500.00
Animal Not on Leash	0 - Uncurable	\$200.00
Barking Dog(s)	10	\$200.00
Other Animal Related Violations	10	\$200.00

Violation	Number of Days to Cure Violation	Minimum Fine Per Violation
Discharging a Firearm or Fireworks	0 - Uncurable	\$500.00
Noise Violation (not ongoing)	0 - Uncurable	\$200.00
Cutting, Removing, etc. Vegetation in Common Areas	0 - Uncurable	\$200.00
Tree Trimming in owner's patio	30	Based upon cost from vendor
Trash not properly stored	0 - Uncurable	\$200.00
Display of Religious Items	30	\$200.00
Display of Flags	30	\$200.00
Display of Decorative Items	30	\$50.00-\$100.00
Feeding of Feral or Stray Animals	30	\$50.00-\$100.00
Mail room postings	0 - Uncurable	\$200.00
Garage or Estate Sales	0 - Uncurable	\$500.00
Posting of Signs	0 - Uncurable	\$500.00
Other Miscellaneous violations	Varies to 30 days	\$200.00

- 3.) Below is a list of possible violation within the Governance category. The fine for a specific violation may vary on a case-by-case basis as determined by the Board of Directors of the Association. Some fines may be set within a specific resolution or policy.

Violation	Number of Days to Cure Violation	Minimum Fine
Owner Occupancy	30	\$100.00/day
Leasing Resolution	30	\$100.00/day
Proof of Homeowners Insurance	30	\$200.00/month


- 4.) In accordance with Article I, Section 4 of the Association By-Laws if the penalty (fine) is not paid within fifteen (15) days thereafter, a lien may be filed against said Townhouse. The fifteen days is subject to the requirements within Sections 209.006 and 209.007 of the Texas Property Code. The homeowner may be levied fees to cover the cost of filing both the initial lien and the release of the lien once the fine and fees are paid.
- 5.) In addition to the fine, as most of these violations require notice in accordance with Section 209.006 of the Texas Property Code, the Association may levy a \$25.00 administrative fee that is due not later than the next monthly maintenance fee.
- 6.) The Association shall provide a copy of this policy by posting it on the Association web site that is accessible to all members of the Association.

This Policy is enforceable upon recordation in the Public Records of Harris County. Except as affected by the Texas Property Code and/or by this Resolution, all other provisions contained in the Governing Documents or any other dedicatory instruments of the Association shall remain in full force and effect.

CERTIFICATION

I, the undersigned, being the President of the Forrest Lake Townhouse Association, Inc., hereby certify that the foregoing Resolution as adopted by at least a majority of the Forrest Lake Townhouse Association, Inc.'s Board of Directors.

Approved and adopted by the Board of Directors on the 20th day of July 2023.



Brook Baker, President
Forrest Lake Townhouse Association, Inc.