

**Violation Enforcement Resolution for the
STILLWATER CANYON HOMEOWNERS ASSOCIATION, INC**

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

Pursuant to the Bylaws of the STILLWATER CANYON HOMEOWNERS ASSOCIATION (referred to as "Association") and the Declaration of Protective Covenants, the Directors of the STILLWATER CANYON HOMEOWNERS ASSOCIATION a Texas non-profit corporation, consent to the adoption of the following resolution:

RE: Violation Enforcement Policy

WHEREAS:

1. The Board of Directors is empowered to enforce the covenants, conditions and restrictions of the Covenants, Bylaws and any rules and regulations of the Association.
2. It is the Board's duty to use its best efforts to assure that said enforcement occurs **Article VIII, Section 1(h) of the Bylaws, the Board of Directors is authorized to establish and collect penalties and fines for violations of the Governing Documents.**


BE RESOLVED THAT:

1. The Board of Directors hereby adopts this Violation Enforcement Policy to establish equitable policies for the Association in compliance with the Chapter 209 of the Texas Property Code, titled the "Texas Residential Property Owners Protection Act," as it may be amended (the "Act"). To the extent any provision within this policy is in conflict the Act or any other applicable law, such provision shall be modified to comply with the applicable law.
2. All rules of the Association shall be enforced
3. The Violation Schedule (attached) shall be the Association's policy of enforcement.

EFFECTIVE: FEBRUARY 1, 2021



Authorized Board Member



Date

Violation Schedule for the STILLWATER CANYON HOMEOWNERS ASSOCIATION, INC

<u>Violation Procedure</u>	<u>Status</u>	<u>Action Required</u>
1st notice: Courtesy Notice (regular mail)	1st Reporting/Sighting	10 days to correct
Subsequent Notice for Continued Violation (regular and certified mail)	Non-compliance & No application for extension	10 days to correct then \$25 fine
Subsequent Notice for Continued Violation (regular and certified mail)	Non-compliance & No application for extension	Apply \$25 fine. 10 days to correct then \$50 fine
Subsequent Notice for Continued Violation (regular and certified mail)	Non-compliance & No application for extension	Apply \$50 fine. 10 days to correct then \$75 fine
Subsequent Notice for Continued Violation (regular and certified mail)	Non-compliance & No application for extension	Apply \$75 fine. 10 days to correct then \$100 fine
Final Notice: Final notice per section 209.006 of the Texas Property Code (sent via certified mail) The Board of Directors may authorize the account to be forwarded to the attorney.	Non-compliance & No application for extension Non-compliance & No application for extension	Apply \$100 fine. Fine will continue every 10 days violation is not cured. Attorney will work with owner to correct the violation.

General Policy

If a homeowner contacts management with the intent to correct a violation and asks for an extension, management shall grant such extension if it deems the extension reasonable. If the homeowner does not cure the violation after the extension period, the homeowner shall immediately be referred to the association's attorney.

Attorney Procedure

It is the option of the Board to decide when and if an account goes to the attorney. The decision to escalate an account to the attorney may be based on violation severity, prior violation history or other factors that may influence the Board of Director's decision. Once an account is turned over to the attorney's office the attorney will send the homeowner a letter of representation and a demand for

compliance with the association's governing documents. If the homeowner does not respond the attorney shall pursue all available action to cure the violation through the court/legal system. If allowable by law and the association's Declaration of Covenants, all attorneys' fees/court costs shall be the homeowner's responsibility and shall be charged to the homeowners account and the money due shall be subject to the collection policy. If the amount due is not paid the attorney shall file a notice of lien.

Other: This policy may be amended and/or adjusted by the Board of Directors from time to time without notice. Homeowners are advised that they should contact the management company to request the most recent version of this policy if they have a question and/or need assistance in making payment arrangements.