

## **FINES POLICY**

Fines may be imposed against Unit Owner(s) and/or Co-Owner(s) or any infraction of the Declaration, By-Laws, or these Rules, Regulations and Policies by Owners, occupants or their guests. This policy will become effective September 1, 2012 . The fine structure will be as follows:

First Offense	Ten (10) Day Warning Notice (except where stated otherwise in these Rules, Regulations and Policies).
Second Offense	\$25.00 fine
Third Offense	\$50.00 fine

If an Owner receives warning or fine, the Owner will have the right to request a meeting with the Board, in writing, within thirty days of his/her receipt of the warning or fine. In addition, after the first warning, if the matter is not cured or reoccurs, the Board may refer the matter to the Association's attorney without further warning. In the event of fineable act or omission which threatens the health, safety or welfare of other residents or guest, the matter may be turned over to the Association's Management Company for immediate resolution. If the matter is referred to the Association's attorney, the Owner will be responsible for payment of all legal fees incurred.

If the offense continues after the third notice, the Association will assess a \$100.00 fine. If the violation continues, the Management Company will refer it to the Association's attorney without further warning.

All fees, including all attorney's fees incurred by the Association in enforcing the governing documents and these Rules, Regulations and Polices, will be charged to the Owner of the property at which the violation occurred, and will be added to the Owner's account balance.

The Fine Policy conditions are as follows:

1. No one will be fined without the Management Company first sending a ten (10) day warning notice to the Owner (if known). (DOES NOT APPLY TO VANDALISM, GRAFFITI, FIREWORKS, AND ITEMS NECESSITATING IMMEDIATE INTERVENTION, WHICH MAY BE SUBJECT TO IMMEDIATE FINES OR REFERRAL TO LEGAL COUNSEL).
2. Anyone who is fined will be given a 30 day opportunity to respond to the charge.
3. To dispute a fine, the Owner must request in writing to the Management Company a meeting with the Board postmarked no later than (30) days from the date of the letter imposing the fine, setting forth the specific nature of the Owner's dispute.
4. Notification will be sent to the writer of the letter informing him or her of the date of the Board meeting when the dispute will be discussed.
5. The Owner filing the dispute will be placed on the Board Meeting agenda and the Owner will be allowed a reasonable period of time to present his or her reasons why the fine should not be imposed or should be abated.

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6. The Board's decision after the hearing is final and any affirmed or non-appealed fine will be due and payable on the first of the next month after notification.
7. Should any offenses reoccur within twelve months after the first occurrence of a similar violation, no ten (10) day notice will be given, and the appropriate fine will be immediately imposed.
8. Any Owner who has more than two (2) violations within a sixty day period which are a result of the Owner's tenants, will be required to provide written proof of notices and action taken against any tenant(s) committing violations against the Association. The Association may request a meeting with the Owner, or take legal action to enforce the Declarations, By-Laws, or these Rules, Regulations and Policies.

**EXCEPTIONS TO THE FINE POLICY**

1. Overnight Parking in the Street – No warning letter will be sent. This violation will automatically result in a fine of \$25 per offense for the first 3 offenses. On the 4<sup>th</sup> offense the vehicle will be towed at the owner's expense.
2. Unauthorized Improvements or Changes – This violation will automatically result in a fine of \$250. A letter of Notice of Non-Compliance will also be sent to the homeowner seeking compliance. Failure to comply could result in the removal of the improvement/change or taking legal action against the homeowner.

Adopted by unanimous vote of the Board of Directors for Forest at Millridge Homeowners Association Inc., at a meeting held on June 2012.

Board of Directors  
Forest at Millridge Homeowners Association, Inc.

By: *Joe Hitchcock*  
Joe Hitchcock, President

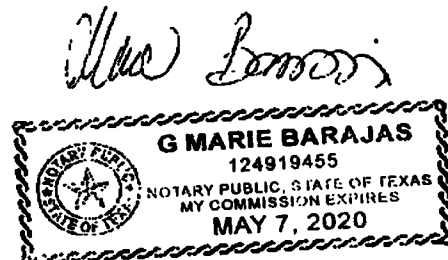
*David Hodges*  
David Hodges, Vice President

*Guy Trouard*  
Guy Trouard, Secretary/Treasurer

Sworn and subscribed before me on the 5 day of May, 2020.

Notary Public  
State of Texas

KRJ Association Management  
1776 Woodstead Ct. Suite 103  
The Woodlands, Texas 77380



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# Pages 3  
08/14/2020 09:57 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
CHRIS HOLLINS  
COUNTY CLERK  
Fees \$22.00

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.



COUNTY CLERK  
HARRIS COUNTY, TEXAS

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