

HEARTHSTONE PLACE SECTION ONE COMMUNITY ASSOCIATION FINE POLICY

In accordance with the Declaration of Covenants, Conditions and Restrictions for Hearthstone Place Section One, filed on December 19, 1984 under Clerk's File No. J828095 in the Official Public Records of Real Property of Harris County, Texas and the Board of Directors ("Board") of Hearthstone Place Section One Community Association ("Association") has the authority to enforce restrictions, rules and regulations set out in the Dedicatory Instruments of Hearthstone Place Section One, including amendments thereto.

The following Fining Policy was crafted to provide a summary of the steps that the Association may take to enforce the restrictions, rules and regulations of the Association. The procedures and fines set forth in this policy are in addition to all other remedies available to the Association under the Declarations, at law, or in equity. Fines may be imposed against Owners for any infraction of the Declaration, By-Laws, or Rules, Regulations and Policies of the Association by Owners, occupants or their guests. The fine structure is as follows:

Courtesy Letter: Reasonable timeframe to cure violation; no fine incurred.

Final Notice: If the violation is not cured, a final notice will be sent which includes a reasonable timeframe to cure and notifies the Owner of the Association's intent to levy of a \$50.00 fine if the violation is not cured within the timeframe provided or reoccurs within six (6) months.

In the instance of a violation that would require a force mow, the fine structure is as follows:

Letter: An owner will be given ten (10) days to correct violation; after ten (10) days a company will be hired to mow the front yard. The owner will be charged a force mow fee of 1.5 times the amount of the cost of mowing, or \$100.00, whichever amount is greater.

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 issuance 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.

If the offense reoccurs within six (6) months or continues after the final notice, the Association may continue to assess a \$100.00 fine for each inspection the violation exists, or each time it re-occurs until abated, and the Board may refer the matter to the Association's attorney. All fees, including all attorney's fees incurred by the Association in enforcing the governing documents and 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:

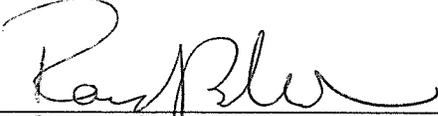
1. No one will be fined without the Association first sending a warning notice to the Owner which complies with the Texas Property Code.
2. Anyone who is fined will be given a reasonable opportunity to respond to the charge.
3. To dispute a fine, the Owner must request in writing a meeting with the Board postmarked no later than (30) days from the date of the letter imposing the fine.
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 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.
6. Should any offenses reoccur within six months after the first occurrence of a similar violation, a cure notice will not be given, and the appropriate fine will be immediately imposed.

CERTIFICATION

I, the undersigned, being the duly elected and acting President of Hearthstone Place Section One Community Association, a non-profit corporation, hereby certify as follow:

The Fine Policy of Hearthstone Place Section One Community Association was properly adopted as of the 4 day of November 2021 at an open and noticed Board Meeting by a majority of the Directors.

IN WITNESS WHEREOF, I have executed this document to be effective upon the date of recording in the official public records of Harris County, Texas.



Randy Ballard, President
Hearthstone Place Section One Community
Association

THE STATE OF TEXAS §
 §
COUNTY OF Harris §

This instrument was acknowledged before me on the 4 day of November 2021 by Randy Ballard, President of Hearthstone Place Section One Community Association, a Texas non-profit corporation, on behalf of said corporation.

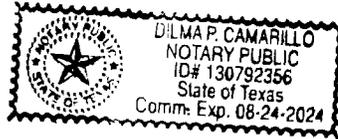


NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

RECORDED BY:

 SEARS
BENNETT
& GERDES, LLP

6548 GREATWOOD PKWY.
SUGAR LAND, TEXAS 77479



RP-2022-19897

RP-2022-19897
Pages 4
01/11/2022 03:21 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$26.00

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.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2022-19897