

**FINE POLICY FOR
CYPRESS FIELDS CIVIC ASSOCIATION, INC.**

WHEREAS, property values in the subdivision, CYPRESS FIELDS subdivision (hereinafter referred to as "Cypress Fields") and specifically, violations of deed restrictions therein; and

WHEREAS, the Board of Directors desires to alleviate such deed restriction violations by imposing fines and adopting the following Fine Policy in order to maintain the attractiveness of the subdivision and thereby support property values in Cypress Fields.

NOW THEREFORE, BE IT RESOLVED THAT in consideration of the above factors, the Board hereby resolves to adopt and publish the following Fine Policy for CYPRESS FIELDS CIVIC ASSOCIATION, INC.:

FINE POLICY

1st FINE: After an owner has received a notice of violation by certified mail per Texas Property Code Section 209.006 and has not corrected it within thirty (30) days, notice will be sent to the owner advising them that a fine of \$50 (fifty-dollars) has been assessed to their account and that they have a reasonable timeframe of fifteen (15) days to correct the violation in order to avoid further fines.

2nd FINE: If the violation has not been corrected within fifteen (15) days of the first fine, notice will be sent to the owner advising them that a second fine of \$75 (seventy-five dollars) has been assessed and giving the owner a reasonable timeframe of fifteen (15) days to correct the violation in order to avoid further fines.

Adopted this 17 day of AUGUST, 2017 by at least a majority of the Board of Directors of the association.

AFFIDAVIT

STATE OF TEXAS §
 §
COUNTY OF HARRIS §


BEFORE ME, the undersign authority, personally appeared ANTHONY RICHARDS,
President of Cypress Fields Civic Associated, Inc., who upon his oath deposed and stated:

“My name is ANTHONY RICHARDS. I am over twenty-one (21) years of age. I have personal knowledge of the facts set forth below and they are true and correct. I am fully competent to testify to the matters stated herein.

On June 11, 2017, the Board of Directors of the Cypress Fields Civic Association, Inc., approved and adopted the Fine Policy for the Cypress Fields Subdivision. As the President of the Cypress Fields Civic Association, Inc., I am filing this Affidavit along with a true and correct copy of the Fine Policy for Cypress Fields Subdivision that was approved unanimously by the Board of Directors of the Cypress Fields Civic Association, Inc. that were present during the June 11, 2017 Quarterly Board Meeting, along with the approved meeting minutes for the June 11, 2017 Quarterly Board Meeting which are attached hereto.”

Further Affiant saith not.

On the 17 day of August, 2017.

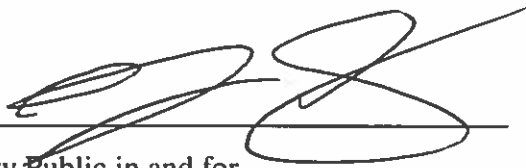


ANTHONY RICHARDS, President of
Cypress Fields Civic Association, Inc.

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

SUBSCRIBED AND SWORN TO before me on this 17 day of August, 2017, by ANTHONY RICHARDS, President of Cypress Fields Civic Association, Inc., and he acknowledged to me that he executed for the same purposes and consideration and in the capacity therein stated.





Notary Public in and for
The State of Texas

When and Where: Sunday, June 11, 2017, 5:00-7:00 pm at SPJST Lodge, 17832 Huffmeister, Cypress, Texas	
Current Board of Directors: Anthony Richards – President Steve Malek – Vice President Braxton Thomason – Treasurer	Karen Fitzgerald- Parliamentarian (absent) Don Carter – Member at large (absent) Susan Homic– Member at large Deb Lively – Secretary
Topic – Discussion	ACTION ITEMS
Meeting called to order at 5:05pm	
<u>Agenda Item A. Meeting Minutes-</u> Anthony Richards Minutes of the Quarterly Board Meeting April 2, 2017 were reviewed. Motion made to accept the meeting minutes and passed without exceptions.	
<u>Agenda Item B. Treasurer Update-</u> Braxton Thomason Braxton presented the current Financial Statement. Taxes were filed in April 2017. Braxton will work with the attorney to place liens on the “problem” accounts that are very delinquent. The dues statements for all delinquent lots owners were mailed out with the late fees of \$25 per lot and \$825.00 have been received this month.	
<u>Agenda Item C. Deed Restriction Committee Report</u> - Steve Malek The deed restriction committee reported the committee is driving the neighborhood weekly, and 10 letters were mailed in April 2017, 7 of the homeowners have responded by correcting the violations. ACC noted that a resident who does not have a fence around a swimming pool needs a notice from the DRC.	Action Item: Send the 3 owners who still have violations a notice by certified mail to start the 30 day process.
<u>Agenda Item D. Architectural Control Committee Report</u> - Tommy Duncan was absent, discussion regarding adding the ACC committee members access to the website with the same level as the chairman’s access.	Action Item: Contact the webpage provider to add the members of the ACC to be able to access the incoming ACC requests and other ACC documents.
<u>Agenda Item E. Discussion of drainage in Cypress Fields-</u> Deb Lively The existing and future drainage of Cypress Fields has some challenges in building drainage ditches and structures on private property in the neighborhood and coordinating the cleaning out of the roadside ditches with the county. The board supported the offer to pursue an estimate for the path forward to fix the drainage. The first focus will be the lots that flow toward Huffmeister on the east and west side of Cypress Fields.	Action Item: Deb will contact the county to get a full set of plans for the drainage improvements on Huffmeister. The owners of the reserve lot on Huffmeister will be contacted regarding the ditch on the western end of the hay field. Residents that are currently in the lawsuit will be contacted to get the status of the law suit and any remedies that they are proposing. Deb will provide an update at the Annual Meeting.

<p>Agenda Item F. Board Meeting Schedule - Anthony Richards The Annual Meeting will be held at the SPJST Hall, on September 17, 2017 from 5-8pm. The budget will be under \$500 for the annual "Pot Luck" dinner with the CFCA providing the meat and potatoes and drinks.</p>	
<p>Agenda Item G. Discuss assessing fines for noncompliance with covenants - Sue Homic The fine policies for a few of the neighborhoods, including the policy in the Park Creek subdivision were presented and discussed. The recommendation of the board was to adopt the following fine policy:</p> <p style="text-align: center;"><u>FINE POLICY</u></p> <p><u>1st Fine:</u> After an owner has received a notice of violation by certified mail per Texas Property Code Section 209.006 and has not corrected it within thirty (30) days, notice will be sent to the owner that a fine of \$50 has been assessed to their account and that they have a reasonable timeframe of fifteen (15) days to correct the violation in order to avoid further fines.</p> <p><u>2nd Fine:</u> If the violation has not been corrected within fifteen (15) days of the first fine, notice will be sent to the owner that a second fine of \$75 has been assessed to their account and that they have a reasonable timeframe of fifteen (15) days to correct the violation in order to avoid further fines.</p> <p>The motion was made to adopt the above policy, and the policy was adopted by unanimous vote.</p>	<p>Action Item: The board and DRC will review the policy to potentially add a third fine and other remedies. The Park Creek subdivision policy also includes: <u>"3rd Fine:</u> If the violation has not been corrected within fifteen (15) days of the second fine, notice will be sent to the owner that a third fine of \$100 has been assessed to their account. If the owner does not respond to this notice and correct the violation, the matter will be turned over to the association's attorney for legal action. <u>Non-Exclusive Remedies:</u> The imposition of the monetary penalties provided herein shall not be construed to be an exclusive remedy, and shall be in addition to all other rights and remedies to which the Association may otherwise be entitled, including without limitation, the filing of an Affidavit of Non-Compliance in the Real Property Records of Harris County, and/or the initiation of legal proceedings seeking injunctive relief and/or damages, attorney's fees, costs of court and all other remedies, at law or in equity, to which the Association may be entitled.</p>
<p>Agenda Item I. New Business - Anthony Richards A motion was made to name Derinda Keiser as "Assistant Secretary" as provided for in the By-Laws. The motion was passed by unanimous vote.</p> <p>A new business discussion regarding the management of the webpage and the documents that can be made available on the public side of the webpage will be included on the agenda for the next meeting.</p>	
<p>Meeting adjourned at 6:57pm</p>	