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RESOLUTION
of
BOARD OF DIRECTORS
for
GREAT OAKS SOUTH HOMEOWNERS ASSOCIATION, INC.
regarding
FINING POLICY FOR GREAT OAKS SOUTH

At a regular meeting of the Board of Directors (the "Board") for the Great Oaks South Homeowners Association, Inc. (the "Association"), said meeting being properly called and a quorum being present, came to be heard the matter of imposing fines against those members responsible for violations of the Association's Dedicatory Instruments [as that term is defined in Section 202.001(1) of the Texas Property Code or its successor statute] on properties under the jurisdiction of the Association.

WHEREAS, the Association has jurisdiction of the property described in the Declaration of Covenants, Conditions and Restrictions for Great Oaks South recorded in the Official Public Records of Real Property of Fort Bend County, Texas (all such documents collectively referred to herein as the "Declaration");

WHEREAS, Article V, Section 5.10a of the Declaration provides that:

FINES. The Board of Directors may impose reasonable monetary fines which shall constitute a lien upon the Owner of the Lot related to or connected with the alleged violation. The Owner shall be liable for the actions of any occupant, guest or invitee of the Owner of such Lot; and

WHEREAS, the Board wishes to standardize the policies and procedures related to the power of the Board to levy fines as applicable and authorized by the Declaration.

NOW, THEREFORE, BE IT RESOLVED, that the Board hereby adopts the "Fining Policy" set forth below.

IN WITNESS WHEREOF, the undersigned have executed this Resolution on the 21 day of JANUARY, 2014.

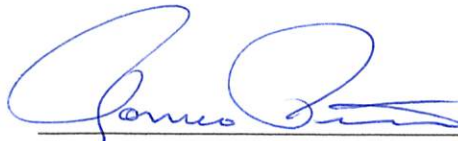
FINING POLICY FOR GREAT OAKS SOUTH HOMEOWNERS ASSOCIATION, INC.

1. Each Owner (as that term is defined by the Declaration) is responsible for assuring that the Owner, the Owner's tenant(s), occupant(s), guest(s) and invitees comply with the provisions of the Association's Dedicatory Instruments. In the event that an Owner, tenant, occupant, guest or invitee of an Owner violates any of the provisions of the Dedicatory Instruments [as that term is defined by Section 202.001(1) of the Texas Property Code or its successor statute], the Association's Board shall have the authority to impose a fine as described below upon the Owner(s) of a property.
2. The Association shall, before a fine is imposed, give the Owner(s) and/or the occupant(s) of the property the notice and opportunity to cure the violation and/or request a hearing before the Board, as required by law, if any such notice is required.
3. If the violation continues from day to day without intervening activity by the Owner and/or the occupant responsible for the violation (as determined by the Board in its sole discretion), then the Fine Schedule shall be as follows:

First Violation:	\$25.00 per day until corrected
Each Additional Violation:	\$50.00 per day until corrected
4. If the violation consists of a single occurrence or separate occurrences (as determined by the Board in its sole discretion), then the Fine Schedule shall be as follows:

First Violation:	\$50.00 per day until corrected
Each Additional Violation:	\$100.00 per day until corrected
5. The Fine Schedule for a violation of any term or provision of the Architectural Standards of the Declaration (as determined by the Board in its sole discretion) shall be as follows:

First Violation:	\$50.00 per day until corrected
Each Additional Violation:	\$100.00 per day until corrected
6. The Board is hereby authorized at its sole discretion to impose a greater fine, lesser fine, or no fine at all, for a violation of the Dedicatory Instruments. Any adjustment to the Fine Schedule by the Board shall not be construed as a waiver of this Fine Schedule or the Dedicatory Instruments.
7. This Fining Policy exists in addition to any other remedy the Association may have to enforce a violation of the Dedicatory Instruments and in no way limits or estops the Association from pursuing any other legal or equitable remedy to enforce the Dedicatory Instruments.



Romeo Pena, President
Great Oaks South Homeowners Association, Inc.

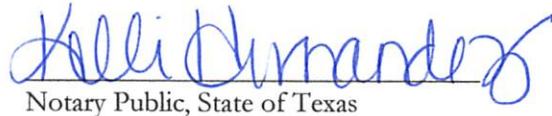
STATE OF TEXAS

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COUNTY OF FORT BEND

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This instrument was acknowledged before me on the 21 day of JANUARY, 2014, by Romeo Pena, President of the Great Oaks South Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said corporation.


Notary Public, State of Texas

Joe Alvarez, Vice President
Great Oaks South Homeowners Association, Inc.

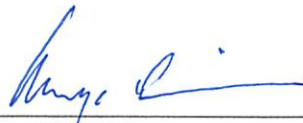
STATE OF TEXAS

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COUNTY OF FORT BEND

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This instrument was acknowledged before me on the 21 day of JANUARY, 2014, by Joe Alvarez, Vice President of the Great Oaks South Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said corporation.


Notary Public, State of Texas

Diego Chu, Director
Great Oaks South Homeowners Association, Inc.

STATE OF TEXAS

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COUNTY OF FORT BEND

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This instrument was acknowledged before me on the 21 day of JANUARY, 2014, by Diego Chu, Director of the Great Oaks South Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said corporation.


Notary Public, State of Texas

**AFFIDAVIT TO AUTHENTICATE FINING POLICY FOR
GREAT OAKS SOUTH HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Rachel Schmutz, Community Manager and Agent-in-fact for Great Oaks South Homeowners Association, Inc., known to me and who being by me duly sworn, upon oath, deposes and states:

“My name is Rachel Schmutz. I am above the age of eighteen years and am fully competent to make this Affidavit. I am the Community Manager and Agent-in-fact for Great Oaks South Homeowners Association, Inc. (the “Association”), a Texas non-profit corporation, operating in Fort Bend County, Texas. I have personal knowledge of all the facts stated herein, and I am fully authorized to make this Affidavit in behalf of the Association.

In my capacity as Community Manager for the Association, I am, in part, responsible for maintaining some of the Association’s business records. I have reviewed the Association’s business records and the statements below are within my personal knowledge true and correct.

I am also a custodian of the records of the Association. Attached to this Affidavit are a number of pages of records from the Association. The attached records are kept by the Association in the regular course of business, and it was the regular course of business of the Association for an employee or representative of the Association, with knowledge of the act, event, condition or opinion, to make the record or transmit information thereof to be included in such record, and the record was made at or near the time or reasonably soon thereafter.

The record(s) attached hereto are the original or exact duplicates of the original. A list of these records is as follows:

(1) Fining Policy for Great Oaks South Homeowners Association, Inc.”

FURTHER AFFIANT SAYETH NOT.

R. Sch
Rachel Schmutz
Community Manager and
Agent-in-Fact
Great Oaks South Homeowners
Association, Inc.

STATE OF TEXAS §
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COUNTY OF FORT BEND §

BEFORE ME, the undersigned, a Notary Public, on this day personally appeared Rachel Schmutz, known to me to be the authorized agent for Great Oaks South Homeowners Association, Inc., whose name is subscribed to the foregoing instrument and acknowledged to me that she executed same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 21 day of January, 2014.



Kelli Hernandez
Notary Public for the State of Texas

After recording, please return to:

Rachel Schmutz
Community Solutions
P.O. Box 5191
Katy, Texas 77491

Ret to:

North Law
1010 Lamar St, Suite 1500
Houston, TX 77002

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dianne Wilson

Dianne Wilson, County Clerk
Fort Bend County, Texas

February 18, 2014 10:19:52 AM

FEE: \$27.00 LW1
RES

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