

**WEST OAK CREEK HOMEOWNERS' ASSOCIATION, INC.
RESOLUTION REGARDING ASSESSMENT OF FINES FOR VIOLATIONS OF
RESTRICTIVE COVENANTS AND/OR RULES AND REGULATIONS**

WHEREAS, Article 1396-2.02(15) of the Texas Non-Profit Corporation Act authorizes non-profit corporations to have and exercise all powers necessary or appropriate to effect any or all of the purposes for which the corporation is organized; and

WHEREAS, Section 5.14 of the Community Declaration, Easement, Restrictions and Coverage for West Oak Creek Homeowners' Association, Inc., recorded under Galveston County Clerk's File No. 9407976 (hereinafter "Declaration"), provides that the Association may adopt, amend, repeal and enforce Rules and Regulations, fines, levies and enforcement provisions as may be deemed necessary or desirable with respect to the interpretation and implementation of the Declaration, the operation of the Association, the use and enjoyment of the Association Properties....

FURTHER, Section 5.15 of the Declaration provides that the Association shall have the power to enforce the Declaration and the Rules and Regulations by levying and collecting, after Notice, reasonable and uniformly applied fines...

NOW THEREFORE, BE IT RESOLVED THAT: the following policy regarding assessment of fines for violations of restrictive covenants and/or rules and regulations is hereby adopted:

FINE POLICY

1st Fine: After an owner has received notice of a violation and has not corrected (and any statutory requirements are met), certified notice will be sent to the owner advising that a fine of \$50.00 has been assessed and giving the owner a reasonable timeframe to correct in order to avoid further fines. A reasonable timeframe is deemed to be no more than thirty days unless the owner notifies the Association of special circumstances to be considered and the Association agrees.

2nd Fine: If the violation has not been corrected, certified notice will be sent to the owner advising that a second fine of \$75.00 has been assessed, and giving the owner a reasonable timeframe to correct in order to avoid a further fine. A reasonable timeframe is deemed to be no more than thirty days unless the owner notifies the Association of special circumstances to be considered and the Association agrees.

3rd Fine: If the violation has still not been corrected, certified notice will be sent to the owner advising that a third fine of \$100.00 has been assessed. If the owner does not respond to this notice and correct the violation, the matter may be turned over to the association's attorney for legal action. All cost of legal enforcement will be assessed and will be the responsibility of the owner.

Adopted this 15 day of April, 2020, by at least a majority of the Board of Directors of the Association.
WEST OAK CREEK

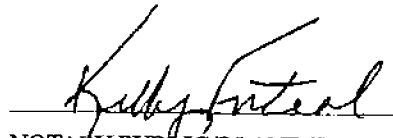
HOMEOWNERS' ASSOCIATION, INC.



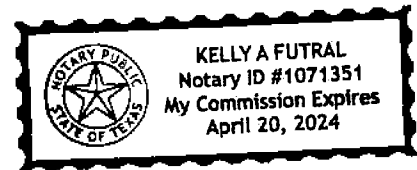
Suzanne Ryan, President

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

THIS INSTRUMENT was acknowledged before me on this the 15th day of April, 2020, by the said President of WEST OAK CREEK HOMEOWNERS' ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.



NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



FILED AND RECORDED

Instrument Number: 2020024451

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Filing and Recording Date: 05/06/2020 4:32PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in cursive script that reads "Dwight D. Sullivan".

Dwight D. Sullivan, County Clerk
Galveston County, Texas

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