

Sterling Green C.I.A.

Deed Restrictions (Proposed fines 09/2023)

<i>Item Violation</i>	<i>Fine Amount</i>	<i>Activity</i>
Garage Sale	\$150.00	Individual garage sales are not permitted at any time. (Community Garage Sales are scheduled 4 times each year)
Home Exterior Maintenance, necessary repairs	\$100.00	Failure to timely repair rotten residence's wood siding, fascia board, wood trim, damaged or sagging gutters.
Garage Doors	\$75.00	Doors shall be operable and always maintained.
Landscaping including garden	\$75.00	Vegetable gardens are prohibited from public view and shall be confined to the backyard of the residence only. Flowerbeds should be weeded and maintained.
Lawn maintenance, debris	\$75.00	Unkept lawns, unremoved debris, See attached Section #
Noise, excessive: <ul style="list-style-type: none"> • Including Fireworks 	\$150.00 \$250	Excessive and loud music, parties, wailing and barking dogs are prohibited at all times. Including car radios. New Year's Exception (Cut off time? (_____))
Parking Violation	\$50.00	Vehicle's parking prohibited on sidewalks and lawns.

Boats, Trailers, Camping trailers, Recreational Vehicles (RV), storage	\$250.00	No storage is permitted within the subdivision or residence at any time.
Business operating from property (all types)	\$250.00 2 nd _____ 3 rd _____	No business is permitted to be operating from an owner's residence for any purposes.
Dumpsters, Storage Pods	\$125.00	Roll-off Dumpsters and temporary storage Pods permitted in owners' driveway only for a period not to exceed 21 days, unless you receive extension approval.
Fence deterioration, No Fence, repairs	\$75.00	Owner's fences shall be no higher than 8 ft. from ground grade; deteriorated, broken, missing fencing shall be promptly repaired upon written notice from the Association. No chain-link fences are allowed. Requirements for difference sections of the community (case-by-case)
Fireworks	\$500.00	No fireworks are allowed to be ignited within the subdivision.
Trash, Debris Burning	\$175.00	The burning of trash, trees, misc. debris is prohibited at all times within the subdivision.
Exterior modifications, major renovations or repairs, paint color	\$250.00	Owners shall obtain Architectural Control Application (through association office or website)

		or submit to the association prior to commencement of any and all such work. See office for approval colors.
Trees, Tree Stumps, shrubbery	\$75.00	All trees, shrubs, grass and flower beds shall be maintained at all times; tree removal shall include stump removal, grinding below ground grade level.
Vehicles: <ul style="list-style-type: none"> • Abandon, inoperable • ATV, 3&4-wheelers, dirt bikes, go-karts • Non-street legal vehicles <hr/> <ul style="list-style-type: none"> • Oversized trucks, 18 • Wheel trucks 	\$150.00	All listed vehicles, trucks and ATV's., unlicensed or non-street legal vehicles are prohibited on the subdivision at all times, if owned, they may be stored out of public view.
	\$500.00	
Window, covering	\$75.00	Window covering of boards, tape, plastic, sheets, towels, aluminum foil. And spray paint is always prohibited.
Holiday decoration and Christmas lights	\$75.00	Holiday decoration must come down after 30 days after a particular holiday.
Step	Actions	
1	First letter will serve as a courtesy letter and notify the homeowner of the violation with no cost.	

2	<p>If, within 20 days of the first letter, the violation is not corrected, the homeowner has not advised the Board of Directors of extenuating circumstances preventing compliances, or time specific arrangements have not been made to complete the repairs, etc., a second letter will remind the homeowners that the violation exists and, if disputed, will notify the homeowners that he has the right to meet with the Board of Directors for the purpose of discussing the violation. This notice will be sent by certified mail, return receipt requested, will comply with the requirements of the Texas Residential Property Owners Protection Act, and will notify the homeowner that failure to effect compliance or request a hearing on this matter before the Board of Directors withing 30 days after receipt of this letter will cause the imposition of a fine consistent with the schedule of fines set forth or, for violations not listed, in an amount of \$50.00.</p>
3	<p>A third notice requesting compliance within ten (10) days and notice of the imposition of an additional fine in the amount of \$75.00 may be mailed to the Owner if the violation following the time period set out in the second notice.</p>
4	<p>If the violation continues without resolution after the third notice, an additional \$100.00 fine may be imposed for a total fine of \$225.00</p>
5	<p>If the violation(s) have not been corrected following the notice/fine imposition period, the Board of Directors will determine whether legal action is to be taken, including, but not limited to utilizing attorney demand letters, seeking a permanent injunction against the owner of the lot not in compliance, or performing, in accordance with the rights afforded to the Association under the Declarations, all activities necessary to repair maintain or restore a lot in violation an charging the owner of the lot all costs associated with the performance of such work. The Association intends to utilize the above-outlined process in most deed restriction violation matters. However, for those situations of urgency which pose a likelihood of immediate harm, economic or otherwise, the Association may choose to abate, shorten, or modify the above procedure for effecting compliance of a violation.</p>

Hearing Process

The following process shall be used for Sterling Green C.I.A. in connection with any hearing that the Board of Directors requested by a homeowner relating to a deed restriction violation. Any

request for a hearing that does not comply with the process detailed below will be treated as if no request for a hearing had been made by the homeowner receiving the notice of violation.

Step	Action
1.	A written request for a hearing shall be submitted to the Sterling Green C.I.A Address:
2.	The written hearing request must be received within thirty (30) days of the date of initiation notice.
3.	The written hearing request must include pertinent backup information, if any, that will support the existence of the extenuating circumstances or help to explain why the violation does not exist.
4.	At the hearing, the Board shall review all information, listen to an Owner's presentation, and render a decision based on a majority vote of the quorum of Bard Members present. In the event a majority decision is not reaching, a continuance hearing shall be scheduled within thirty (30) days. All decisions of the Board are final and may both be further appealed.
5.	All fines imposed may be collected as permitted by law.