



**NOTICE OF FILING: FINING POLICY  
PARADISE MEADOWS PROPERTY OWNERS  
ASSOCIATION, INC.**

STATE OF TEXAS                    )  
  )  
COUNTY OF PARKER            )       **KNOW ALL MEN BY THESE PRESENTS**

**THIS NOTICE OF DEDICATORY INSTRUMENTS FOR PARADISE MEADOWS PROPERTY OWNERS ASSOCIATION, INC. ("Notice") is made NOVEMBER 17, 2023 by Paradise Meadows Property Owners Association, Inc. ("The Association")**

**WITNESSETH:**

**WHEREAS**, the Association is the property owners' association created to manage or regulate the planned development covered by the **Declaration of Covenants, Conditions and Restrictions for PARADISE MEADOWS**; and

**WHEREAS**, Section 202.006 of the Texas Property Code provides that a property owners' association must file each dedicatory instrument governing the association that has not been previously recorded in the real property records of the county in which the planned development is located; and

**WHEREAS**, the Association desires to record the attached dedicatory instrument in the real property records of **PARKER County**, Texas, pursuant to and in accordance with Section 202.006 of the Texas Property Code and for the purpose of providing public notice of the following dedicatory instrument affecting the owners of property within **PARADISE MEADOWS** subdivision ("Owner").

**NOW THEREFORE**, the policy attached hereto on Exhibit "A" are originals and are hereby filed of record in the real property records of **PARKER County**, Texas, in accordance with the requirements of Section 202.006 of the Texas Property Code.

**IN WITNESS WHEREOF**, the Association has caused this Notice to be executed by its duly authorized agent as of the date first written above.

**PARADISE MEADOWS PROPERTY OWNERS  
ASSOCIATION, INC.**

By: *Dawn Kelly*  
Name: *Dawn Kelly*  
Title: *Property Manager*

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**ACKNOWLEDGMENT**

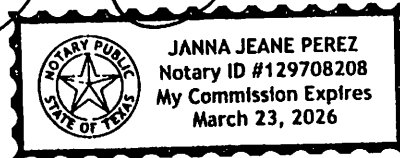
**STATE OF TEXAS**

**COUNTY OF TARRANT**

BEFORE ME, the undersigned authority, on this day personally appeared Dawn Kelly, authorized agent of **PARADISE MEADOWS PROPERTY OWNERS ASSOCIATION, INC.** known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed the same for the purposed and consideration therein expressed on behalf of said corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this 17<sup>th</sup> day of November, 2023

*Janna Jeane Perez*



# **Paradise Meadows Property Owners Association**

## **Covenant Enforcement and Fining Policy**

**WHEREAS, Paradise Meadows Property Owners Association** (the Association) is authorized to enforce the covenants and restrictions contained in the “Declaration of Covenants, Conditions and Restrictions” for **Paradise Meadows Property Owners Association** (the “Declaration” also known as the “Covenants”) and contained in the Bylaws, rules and regulations, guidelines and other standards and policies (all collectively referred to in this policy as the “Governing Documents”); and

**WHEREAS,** pursuant to Section 8.10 of the Covenants, Conditions, and Restrictions, the Board of Directors shall have the power and authority to impose reasonable fines for violations of the governing documents, ACC guidelines or any rule or regulation of the Association which shall constitute a lien upon the Lot of the violation Owner as provided in the Declaration.

**NOW, THEREFORE, IT IS RESOLVED** that the following procedures and practices are established for the enforcement of the Governing Documents and for the elimination of violations found to exist in, on and about the Property, the Lots, the Streets, and the Common Areas within **Paradise Meadows Property Owners Association**, and the following procedures are to be known as the “covenant Enforcement and Fining Policy” (referred to herein as the “Enforcement Policy”), which shall replace any previously adopted policy.

- 1) First Violation Notice/ Friendly Reminder:** A written courtesy notice will be sent to the Owner of the Lot in question as required by Texas Property Code, delivered via First Class Mail and will be given a time period of 30 days to correct. No fine will be applied to the account with a First Notice. Owner will be notified of the next step in the process which includes the fining amount, as identified in Exhibit A, in the Second Notice.
- 2) Second Notice (Not Repaired/ No Application for Extension):** If the situation is not cured within the time period noted in the first notice, a letter will be sent via certified mail notifying the Owner of the continued violation along with an applied fine as outlined in the Schedule of Fines “Exhibit A” plus the cost for certified mail

delivery. Said Owner will be given fourteen (14) days to correct the violation to stop the fining process.

- 3) **Final Notice (Not Repaired/ No Application for Extension):** If after the specific time period given in the second notification, the violation continues, the homeowners will be subject to the application of a fine, as outlined in the schedule of fines “Exhibit A”, to their account, plus the cost of certified delivery. Notice will be sent via certified mail, return receipt and by regular first class mail providing a final fourteen (14) days to cure.
- 4) **“Damage Assessment”:** Violations that result in property damage or cause the Association to incur cleanup costs will result in a “Damage Assessment” on the homeowners account.
- 5) **Construction without ACC Approval/ Non-Conforming Improvement:** Changes done to a property without request and approval will be fined as outlined separately in the Schedule of Fines “Exhibit A” without maximum.
- 6) **“Appeal Process”:** If a homeowner so chooses, an appeal can be made via written request to the board within 30 calendar days of receiving the first violation notice. Within 10 days of receipt, the board will give the homeowner notice of the date within 30 calendar days from the date the request was received by the board, and the hearing should be scheduled to provide a reasonable opportunity for both the homeowner and the board to attend. Failure to submit an appeal or to appear at the scheduled hearing will result in an automatic appeal denial. The appeal ruling will determine the course of future enforcement actions.

**Exhibit "A"**  
**Schedule of Fines**

<b>Violation</b>	<b>Fine</b>
Declaration of Restrictions Covenants& Conditions of Paradise Meadows Article III	\$50.00 after 30 days \$100.00 second 14 days \$100.00 per day thereafter
Construction w/o ACC Approval Article IV Section 4.01	\$250.00 after 10 days \$250.00 after second 10 days \$250.00 per day thereafter
Non- Conforming Improvement Article IV Section	\$500.00 after 10 days \$100.00 per day thereafter

This schedule of Fines is to be used solely as a guide to the Board in establishing rules for various violations of the Association governing documents. Fines may vary depending upon the nature and severity of the violation.

**General Policy**

If a homeowner contacts management and or the board with the intent to correct a violation and asks for an extension, management shall grant such extension if it deems the extension reasonable. If the homeowner does not cure the violation after the extension period, the homeowner will continue through the enforcement process at the last level of the process.

**Forced Maintenance Procedure**

It is the option of the Board of Directors to decide when and if an account requires forced maintenance after the fining schedule has been exhausted. The decision to escalate an account may be based on violation severity, prior violation history, or other factors that may influence the Board's decision. Homeowner will receive a certified notification of intent of measures on property to bring into compliance. Notification will include the date of service, and cost of services. On date of service provided, the actions will be taken as allowed in Section 8.11 of the Covenants, Conditions, Restrictions, Easement Changes and Liens for Paradise Meadows.

# FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

*Lila Deakle*

202331797  
12/13/2023 10:36 AM  
Fee: 42.00  
Lila Deakle, County Clerk  
Parker County, TX  
NOTICE

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