

Hood County Clerk
201 W Bridge Street
PO BOX 339
Granbury, Texas 76048
Phone: 817-579-3222

Document Number: 2022-0004727 -
Filed and Recorded - Real Records

RESTRICTION

Grantor: LAKE GRANBURY HARBOR OA

Pages: 7

Recorded On: 03/22/2022 02:23 PM

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Recorded On:	03/22/2022 02:23 PM	Notes:
Document Number:	2022-0004727	
Receipt Number:	R224678	
Amount:	\$41.00	
Recorded By:	Lorretta Wallace	

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

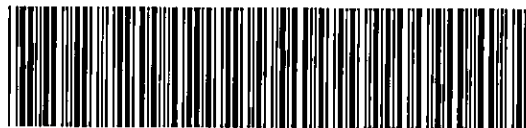
**I hereby certify that this instrument was filed and duly
recorded in the Official Records of Hood County, Texas**


Katie Lang
County Clerk
Hood County, Texas



Return To: In Office

LAKE GRANBURY HARBOR OA



Lake Granbury Harbor Owners Association Inc.

3631 Lake Granbury Drive -- Granbury Texas, 76048

Fines Schedule: Violation – Non Compliance

March 12, 2022

These Fines and the Fines Schedule does not replace any fines listed in the restrictive covenants of Sections A, B, C, D, E, F. of Lake Granbury Harbor Owners Association. Fines are for violations of Sections A, B, C, D, E, F Subdivisions Restrictive Covenants, Operating Policies, Procedures and the Protective Covenants, Conditions and Restrictions of the Lake Granbury Harbor Owners Association and for Violations of County, State and Federal Laws.

1. A "Violation – Non Compliance Notice" will be mailed to the Member/ Property owners address as listed on the records of the Lake Granbury Harbor Owners Association Inc., and as listed in the Hood County Appraisal District Records. If the names and addresses are different both names and addresses will receive the Violation and Non-Compliance Notice. If all letters are returned and / or are unanswered a "Notice of Claim of Lien", as recorded in the property "Deed Restrictions" will be filed with the Hood County Clerk's office. A "Violation Fine" will be assessed to the Member/Property on the date of the mailing of the certified letter and a "Non-Compliance Fine" assessed according the Non Compliance Fine schedule. Violation Fines are fixed for Correctable Violations. Fines for Non Correctable Violations are determined by the Board of Directors.

Violation Notices:

- a. Will be mailed via Certified mail and regular mail for each violation to the Member/ Property Owner's last known address.
 - b. Will state that no resale certificate will be issued or transfer of membership until the violation has been corrected and the fine has been paid.
 - c. Will describe the violation and/or property damage that is the reason for the violation action being taken.
 - d. Will include a copy of the fine schedule and/or property damage due.
 - e. Will inform the Member/ Property Owner that there is a 30-day period for correcting the violation before fines and enforcement actions begin, provided that the violation is a curable or correctable violation and that the violation does not pose a threat to the public and the health and safety to members, residents or visitors of the community.
 - f. The notice will state the date that the violation must be corrected by or a violation Compliance Agreement entered into and signed.
 - g. Will state that the Member/ Property Owner has a right to request a hearing and to enter into a Compliance Agreement before the 30th day after the date of the notice of violation was mailed to the Member/ Property Owner.
2. If the Violation is corrected before the end of the first 30 days after the mailing date of the violation the fine will not be assessed to the Member/Owners account and the daily Non Compliance Violation will not apply.

3. If the Violation and Non-Compliance are not corrected before the 31st day following the date the notice was mailed, and a "Compliance Agreement" has not been entered into and signed, the Member/ Property Owner property will be assessed fines according to the fine schedules.
4. If the Member/ Property Owner entered into a Compliance Agreement and violates the terms and conditions of the agreement the fine is retroactive to day 31 after the date of the certified mail notice. The Member/ Property Owner may ask for an extension of time of the Compliance Agreement by submitting a request in writing for an extension to the Architectural Control Committee.
5. The Compliance Agreement will have a minimum term of 120 days (4 months) and maximum 360 days (12 months) with one six-month extension.
6. If the violation is considered an immediate threat to the common good of the community and to the health and safety of Lake Granbury Harbor Owners Association and to its members, residents, guests and visitors, immediate action may be taken against the violating persons' by contacting law enforcement officials and other agencies. The Member/Property owner will be sent a certified letter and a fine will be assessed to the Member/Owners property account according to the Fine schedules and as determined by the Board of Directors.
7. If the Member/ Property Owner has not corrected the violations after 120 days and has not entered into a Compliance Agreement to correct the violation a "Notice of Claim of Lien" will be filed.

Non Correctable Fines Violation Schedule of:

Deed Restrictions, Covenants, Conditions, Restrictions, Rules and Operating Policies and Procedures of Lake Granbury Harbor Owners Association.

- | | |
|--|------------|
| 1. No Permit – Site Built Home | \$1,000.00 |
| a. Starting building without permit | |
| 2. No Permit – Mobile Home | \$1,000.00 |
| a. Moving a Mobile Home onto property | |
| 3. No Permit – Storage Shed / Out Building | \$ 500.00 |
| a. Moving a storage shed or outbuilding onto property | |
| 4. No Permit – Travel trailer | \$ 500.00 |
| a. Moving a travel trailer onto property | |
| 5. No Transport Entry Permit | \$ 500.00 |
| a. Transporting storage sheds, buildings etc. with large Delivery trucks without a permit. | |
| 6. Not Displaying Permit | \$ 250.00 |
| a. No permit visible from street | |
| b. False permit | |

7. Expired Permit \$ 250.00
 a. Working without permit renewable
8. Damage to the Lake Granbury Harbor Association Property \$ 500.00
 a. Damage to any property owned or controlled by the Association
9. Damage to Other Member's Property \$ 500.00
 a. Damage to properties next to member's property not owned by member. Cutting of trees, pushing trash and trees onto neighboring lots
10. Abuse of Board Member or Employee \$ 500.00
 a. Profanity and abusive language, physical harm
11. Property Violation \$ 250.00
 a. Camping in wrong section
 b. Burning of trash and ground fires
12. Pool Policy Violations \$ 100.00
 a. General pool policy violation
 b. Pool pass can be revoked by the Association for aggressive behavior or language, repeated rule violation of pool policies, or refusal to follow pool attendant directives.
13. Animal Control \$ 100.00
 a. Leash law violation – loose dogs not in fenced area
 b. Unauthorized farm animals
 c. Fine applied per animal
14. Criminal Offenses (activity will be reported to law enforcement) \$ 250.00
 a. Criminal mischief
 b. Disorderly conduct
 c. Discharge of fireworks
 d. Illegal dumping
 e. Littering
15. Disturbing the Peace \$ 250.00
 a. Excessive noise (after 10 pm or before 6 am)
 i. Loud music
 ii. Nuisance Barking dogs
 iii. Loud tools, machinery, vehicles, TV, parties.
16. Abandoned Home \$1,000.00
 a. Site built home, unsafe to occupy
 b. No roof, broken windows, no doors
 c. No septic, electrical or water hook ups
 d. No maintenance or upkeep of exterior
 e. Worn paint and damaged exterior surfaces.
 f. Weeds, tall grass, broken fencing.

17. Abandoned Mobile Home \$1,000.00
- a. Mobile home, unsafe to occupy
 - b. No roof, broken windows, doors
 - c. No skirting
 - d. Broken unrepaired siding or skirting
 - e. No septic, electrical or water hook ups
 - f. No maintenance or upkeep of exterior
 - g. Weeds, tall grass, broken fencing.
18. Abandoned Travel Trailer \$1,000.00
- a. Travel trailer unsafe to occupy
 - b. Broken unrepaired siding
 - c. No maintenance or upkeep of exterior
 - d. Broken windows doors
19. Property Use \$ 500.00
- a. Use of property in violation of section deed restrictions
 - b. Living in storage shed and travel trailers
 - i. Building without a state inspection number
 - ii. Building not site built on a foundation
 - iii. Travel trailer not licensed to travel on roads
 - c. Expired use permit
 - d. Expired building permit

Fines for Correctable Violations and Non Compliance of:

Deed Restrictions, Covenants, Conditions, Restrictions, Rules and Operating Policies and Procedures of Lake Granbury Harbor Owners Association Inc.

Non-Compliance Daily Fine:

0 – to – 30 Days	No Fine – Enter Compliance Agreement	
31 – to – 60 Days	Fine - \$ 5.00 per Day	\$ 150.00
61 – to – 90 Days	Fine - \$15.00 per Day	\$ 450.00
91 – to – 120 Days	Fine - \$50.00 per Day	\$1,500.00
Over 121 Days	Fine - \$50.00 per Day	

The Board of Directors of the Lake Granbury Harbor Owners Association Inc. will set fines, policies and procedures to enforce Deed Restrictions, Covenants, Conditions and Restrictions, Rules and Operating Policies and Procedures of Lake Granbury Harbor Owners Association Inc. that are not listed here and may implement those as if listed here.

XX

NOW, Therefore, the Lake Granbury Harbor Owners Association Inc., does
Hereby adopt and establish this into Governing Documents and Operating Policies.

EXECUTED this 19th day of March 2022

Lake Granbury Harbor Owners Association Inc.

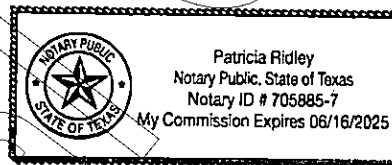
Katha Deel
Katha Deel – President / Director

THE STATE OF TEXAS
COUNTY OF HOOD

BEFORE ME, the undersigned authority, on this day personally appeared Katha Deel, President / Director of the Lake Granbury Harbor Owners Association Inc., known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledges to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE:

Patricia Ridley



XX

NOW, Therefore, the Lake Granbury Harbor Owners Association Inc., does
Hereby adopt and establish this into Governing Documents and Operating Policies.

EXECUTED this 19th day of March 2022

Lake Granbury Harbor Owners Association Inc.

Tillman Chaplin
Tillman Chaplin – Vice President / Restrictions Director

THE STATE OF TEXAS
COUNTY OF HOOD

BEFORE ME, the undersigned authority, on this day personally appeared Tillman Chaplin Vice President / Restrictions Director of the Lake Granbury Harbor Owners Association Inc., known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledges to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE:

Patricia Ridley

