

ADDITIONAL DEDICATORY INSTRUMENT

for

THE LAKES OF SOUTH SHORE HARBOUR COMMUNITY ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

BEFORE ME, the undersigned authority, on this day personally appeared Valerie Anderson, who, being first duly sworn, stated on oath the following:

“My name is Valerie Anderson. I am the Secretary of The Lakes of South Shore Harbour Community Association, Inc., and am competent and authorized to submit this affidavit on behalf of the Association. The statements made herein are based upon my personal knowledge and are true and correct.

“Pursuant to Section 202.006 of the Texas Property Code, the following documents are true and correct copies of original official documents on file with the Association:

- (1) **Amended Violation Enforcement Resolution.”**

DATED this 15th day of December, 2023.

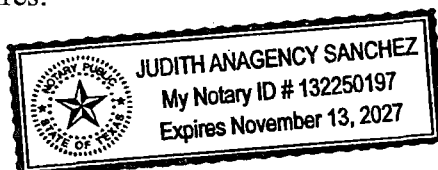
THE LAKES OF SOUTH SHORE HARBOUR
COMMUNITY ASSOCIATION, INC.

By: [Signature], Secretary

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

This instrument was sworn, subscribed, acknowledged, and signed before me on this 15 day of December 2023, by [Signature] as duly authorized agent for The Lakes of South Shore Harbour Community Association, Inc.

[Signature]
Notary Public for the State of Texas
My Commission Expires:



THE LAKES OF SOUTH SHORE HARBOUR COMMUNITY ASSOCIATION, INC.
RESOLUTION

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

WHEREAS, The Lakes of South Shore Harbour Community Association, Inc. (the “Association”) is the governing body for the Lakes of South Shore Harbour subdivision of Galveston County, Texas;

WHEREAS, the Association is subject to the Declaration of Covenants, Conditions, Restrictions, and Easements for The Lakes at South Shore Harbour Community Association, Inc., recorded under Galveston County Clerk’s File No. 2002-003256, as same has been or may be amended from time to time (“Declaration”), and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of the Association; and

WHEREAS, the Declaration empowers the Association, acting through its Board of Directors, and in accordance with the Association’s Bylaws, filed of record at File No.2020041570, of the Official Public Records of Galveston County, Texas, to adopt and enforce rules and regulations, establish penalties for the infraction thereof, and otherwise carry on the administration of the Association to carry out the governing and operation of the Association; and

WHEREAS, in furtherance of those powers, a quorum of the Board of Directors (“Board”) met and voted to enact a Violation Enforcement Resolution for The Lakes of South Shore Harbour Community Association, Inc., filed of record on March 24, 2020, at File No. 2020016749 in the Official Records of Galveston County, Texas; and

WHEREAS, the Board of Directors now desires to amend the Violation Enforcement Resolution;

NOW, THEREFORE, pursuant to the authority granted to the Board the following Policy is hereby enacted:

THE LAKES OF SOUTH SHORE HARBOUR COMMUNITY ASSOCIATION, INC.
AMENDED VIOLATION ENFORCEMENT RESOLUTION

In order to enforce the governing documents of the Association, including the Declaration, Association policies, architectural control guidelines, and other Association rules and regulations, the following policy is now in effect and supersedes any prior or conflicting policies concerning such matters:

Subject to the right of the Association under Texas law and/or the governing documents of the Association to commence litigation immediately to address emergent, uncurable, or other serious violations of Association governing documents, including violations of the Declaration, Association policies, architectural control guidelines, that are not remedied following a written warning shall be subject to the fines outlined in the Fine Schedule for the following categories: Property Maintenance, Vehicle Storage and Prohibitions, Landscape Maintenance, Exterior Improvements, Nuisance Violations, Leases and Property Use, and all other curable violations listed in the Association's governing documents.

All violations must be corrected and brought into compliance. Owners are responsible for violations on their Lot(s), even if caused by other occupants, guests, or tenants. Fines shall be imposed until either the violation is corrected, or the Board waives the fine on a successful appeal. Payment of the fine does not dismiss nor grant a variance for the violation.

Owners will be given a reasonable time to cure deed restriction violations; however, the time period may vary in relation to the difficulty, planning, and expense associated with rectifying the violation which shall be at the Board's sole discretion. Additionally, the Board may take into consideration the health, safety, and welfare of the community when determining the time period to cure such violation. Pursuant to Section 209.007 of the Texas Property Code, Owners may submit a written request for a hearing to the Association to discuss and verify facts on a violation and attempt to resolve the matter before the Board.

If an Owner is unable to correct the violation within the time specified, a written request for an extension must be submitted to the Board via the management company, and the Board may grant such extension if it deems the extension reasonable. The Board has the discretion to grant or deny an extension based on the severity of the violation, prior violation history, or other factors that may influence the Board's decision. If an extension request is granted and the Owner does not cure the violation within the allotted time period, the Owner will be immediately referred to the attorney or the enforcement process will resume.

The Board reserves the right to treat frequent, intermittent violations with an abbreviated process. Should an offense reoccur within six (6) months after the first occurrence of a similar violation, the Association is not required to provide additional notice before imposing the appropriate fine and exercising any rights related to violation enforcement under this policy. The Owner must pay all incurred fines and fees and refrain from any further occurrences for a period of six (6) months in order to close the original violation.

The Board may initiate legal action as it deems appropriate with all legal fees being billed back to the Owner. The decision to escalate an account to the attorney may be based on violation severity, prior violation history, or other factors that may influence the Board's decision. This policy is in addition to any other remedy the Association may have to pursue a violation of the governing documents and in no way limits the Association from pursuing any other remedy to enforce the Declaration, architectural control guidelines, and Association policies.

Fine Schedule

Status	Violation Procedure	Action Required
1st Sighting or Report of Violation	Send Courtesy Notice	10 days to correct violation
2nd Sighting/Not Cured/No application for extension	Send Warning Notice of intent to fine \$35 if not cured within 30 days from the notice (sent via certified mail with opportunity to request a hearing)	30 days to correct violation
3rd Sighting/Not Cured/No application for extension	(\$35 fine) Send Notice of applied fine of \$35 and intent to fine \$60 if not cured within 10 days from the notice (sent via certified mail)	10 days to correct violation
4th Sighting/Not Cured/No application for extension	(\$60 fine) Send Notice of applied fine of \$60 and intent to fine \$85 if not cured within 10 days from the notice (sent via certified mail)	10 days to correct violation
5th Sighting/Not Cured/No application for extension	(\$85 fine) Send Notice of applied fine of \$85 and intent to fine \$110 if not resolved within 10 days from the notice (sent via certified mail)	10 days to correct violation
6th Sighting/Final Notice/Recurring Violation	(\$110 fine/recurring) Send Recurring Notice of applied fine of \$110 with intent to continue to fine \$110 every 10 days if not cured (sent via certified mail)	10/30 days to correct violation

	<p>The Board may also escalate the matter to the Association's attorney by sending a final notice that the file will be forwarded to the attorney to correct the violation through the court system in 30 days if the violation is not cured (sent via certified mail).</p>	
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The Association's Board of Directors reserves the right, in its sole discretion, to grant exceptions to this policy on a case-by-case basis. Any failure by the Association to assess a fine in any particular circumstance shall not be deemed a waiver of the Association's right to assess a fine in the same, similar, or different circumstance in the future or as a waiver of any other power, duty, right, or responsibility of the Association or its Board of Directors under Texas law and/or the governing documents of the Association.

Nothing herein is intended to amend, alter, or repeal the Declaration or any other governing document of the Association except as specifically provided herein.

IN WITNESS WHEREOF, I certify under penalty of perjury that the foregoing Amended Violation Enforcement Policy was properly adopted on the 15th day of December 2023 in accordance with the governing documents of The Lakes of South Shore Harbour Community Association, Inc., and Texas law, by a vote of a majority of the members of the Board of Directors, to be effective as of the date it is recorded in the Real Property Records of Galveston County, Texas.



Secretary
The Lakes of South Shore Harbour Community Association, Inc.

RETURN TO:

**LANG & ASSOCIATES, PLLC
1903 Vermont Street
Houston, Texas 77019**

FILED AND RECORDED

Instrument Number: *2023058591*

Recording Fee: 42.00

Number Of Pages: 6

Filing and Recording Date: 12/18/2023 2:16PM

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.



Dwight D. Sullivan

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*