

BOARD RESOLUTION OF
LAKES OF PINE FOREST HOMEOWNERS ASSOCIATION, INC.
Regarding Ratification of
Fining Policy

DATED:

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, Valery Krupin, Secretary of Lakes of Pine Forest Homeowners Association, Inc., (the "Association"), do hereby certify that at a regular meeting of the Board of Directors of the Association, which was held on the 20th day of May 2021, with a quorum present and remaining throughout, and being duly authorized to transact business, the following resolution for the ratification of the Fining Policy for the purposes of filing in this County's Real Property Records, was duly made and approved.

WHEREAS, the Association is a Texas non-profit corporation governed by the Texas Property Code;

WHEREAS, the Fining Policy attached hereto as Exhibit "A", is hereby ratified for the purpose of filing in this County's Real Property Records.

IT IS, HEREBY, RESOLVED that the Board of Directors of the Association unanimously adopts this formal resolution for the purpose of filing the aforementioned documents in this County's Real Property Records.

Dated: May 20, 2021

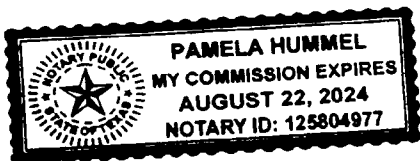
[Signature]
Secretary Valery Krupin

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

ACKNOWLEDGMENT

This instrument was acknowledged before me on the 17th day of June, 2021, by Valery Krupin, as secretary of Lakes of Pine Forest Homeowners Association, Inc., on behalf of said corporation.

Pamela Hummel
Notary Public in and for the State of Texas



RP-2021-341518

**BOARD POLICY RESOLUTION OF
LAKES OF PINE FOREST HOMEOWNERS ASSOCIATION, INC.**

DATED:

*The Association will begin enforcement of this Policy
no later than thirty (30) days from the date of filing*

WHEREAS, Lakes of Pine Forest Homeowners Association, Inc. is a Texas Non-Profit Corporation governed by the Texas Property Code, and more specifically Chapter 202, *et. seq.*;

WHEREAS, Lakes of Pine Forest Homeowners Association, Inc. is given authority to promulgate a Policy to regulate the use and safety of the Association under Texas Property Code § 202.001 *et seq.*; 204.001, *et seq.* as well as by Article IV of the By-Laws for Lakes of Pine Forest Homeowners Association, Inc.

NOW THEREFORE Lakes of Pine Forest Homeowners Association, Inc. files this Supplement to its Rules and Regulations, said Policy regarding the aforementioned stating as follows:

RULES AND FINING POLICY

Article I: Enforcement

1.1 Fines. Fines may be imposed against Owner(s) for any infraction of the Declaration of Covenants, Conditions and Restrictions, Bylaws, any filed Rules, Regulations, Policies, Architectural Control Guidelines, or this policy by Owners, occupants or guests of their Property, subject to the guidelines below.

1.1.1 For each infraction, a certified letter will be sent describing the violation, and the action required to correct the violation. The letter will also state that failure to correct the violation within thirty (30) days, or any further violations may result in the imposition of a fine and a subsequent lien on the property per the following fining schedule, unless otherwise stated herein:

First Notice	No fine
Second Notice	No fine
Third Notice	No fine
Subsequent Notices	\$100.00 fine per notice

1.2 Recurrence.

1.2.1 The Association may continue to assess additional fines every month the violation exists, until abated.

1.2.2 Should any offense reoccur within six (6) months after the first occurrence of a similar violation, no additional notice will be given, and the appropriate fine will be immediately imposed.

RP-2021-341518

1.3 Supersedes Previous Policies. To the extent this policy conflicts with any prior fining policy filed by the Association (excepting the Declarations of Covenants, Conditions and Restrictions, and any amendments thereto) this policy shall supersede and replace such policy.

Article II: Disputing a Fine

2.1 Disputing a Fine.

2.1.1 To dispute a fine, the Owner must request, in writing, a meeting with the Board postmarked no later than thirty (30) days from the date of the letter imposing the fine, setting forth the specific nature of the Owner's dispute.

2.1.2 At the meeting the Owner may present his or her reasons why the fine should not be imposed or should be abated. The Board's decision after the hearing is final.

Article III: Health and Safety Violations

3.1 Health and Safety Violations

3.1.1 For any Health and Safety Violation as described by Tex. Prop. Code § 209.006(h), the Association may immediately, and without notice suspend an owner's right to use a common area, file an injunction suit against an owner, charge an owner for property damage, or levy a fine not to exceed \$150.00 per occurrence.

THEREFORE, BE IT RESOLVED THAT, Lakes of Pine Forest Homeowners Association, Inc. adopts a uniform Policy to apply to all Unit Owners within Lakes of Pine Forest Homeowners Association, Inc.;

BE IT FURTHER RESOLVED THAT, the Policy approved by this resolution touches and concerns all Lots within Lakes of Pine Forest Homeowners Association, Inc. and shall run with the land to all subsequent Owners of said Lots;

The Board of Directors of Lakes of Pine Forest Homeowners Association, Inc. hereby memorializes in its minutes its formal resolution providing a uniform policy for all lots within Lakes of Pine Forest Homeowners Association, Inc.

AFTER RECORDING, RETURN TO:

LAMBRIGHT ★ MCKEE
940 Corbindale Rd.
Houston, Texas 77024

RP-2021-341518

RP-2021-341518
Pages 4
06/17/2021 03:37 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$26.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

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.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2021-341518