



Pendleton Harbor
Property Owners' Association, Inc.
200 Sand Dollar Dr., Hemphill, Texas 75948
409-625-4813 409-625-0604 fax

Policy Letter #20

Subject: POA Violation Fine Schedule Policy
Purpose: To establish a schedule for fines

Current Schedule of Assessments, Fees, and Fines

A. Assessments:

Monthly Assessments shall be paid by each lot owner on or before the last day of the month for Units 1-14a and Units 6, 15 & 16.

\$12.50 per month, per lot

Quarterly Assessments shall be paid by each lot owner on or before the last day of the 3rd month of the quarter for Units 1-14a and Units 6, 15 & 16.

\$37.50 per quarter, per lot

Annual Assessments for Units 1-14a and Units 6, 15 & 16 and Unit 18 shall be paid by each lot owner on or before the last day of January of each calendar year.

\$150 per year, per lot – Units 1-14a and Units 6, 15 & 16

\$52.50 per year, per lot – Unit 18

B. Fees:

Architectural Review Committee Fee (Building/Move-In Permit) – to process any application for Building/Move-In Permit to develop lot for single family residence, installation of manufactured home, mobile home, travel trailer, or recreational vehicle.

\$250.00 If all requirements are approved and work is completed within the 6-month period allowed, the PHPOA will return \$200 to the lot owner on the Building/Move-In Permit.

C. Fines:

Violations of Restrictive Covenants and/or the ARC Rules and Guidelines:

Upon finding a property owner in violation, the property owner will be mailed a violation notice via certified mail. Property owners may request a hearing under Section 209.007 of the Texas Property Code on or before the 30th day after the date the notice was mailed to the owner. After 45 days, if the property owner has not responded, a **\$200** fine will be assessed to their account. Violation must be remedied and fine paid 45 days from the date of violation notice to comply. If at 75 days after the original notice the property owner is not in compliance, legal proceedings will be instigated.



Lisa Slate, PHPOA President