

By action of the Steamboat Shores Owners Association Board of Directors with an affirmative vote on 08/30/2025 and in accordance with Texas House Bill No. 614, Section 209.0061 (effective January 1, 2024), the Steamboat Shores Owners Association Board of Directors has approved the following Fine Schedule for violations of Restrictions By-laws Rules and Policies. These Fines supersede all other fines. (References to Restrictions, Rules, and Bylaws updated to correct references in current documents October 27, 2025)

Restrictions, By-laws, Rules and Policies Fine Schedule

Property owners with violations of the Association's Restrictions, By-Laws, Rules and Policies will receive a courtesy letter from the Association reminding them with a description of their violation(s). In addition, property owners will be asked to rectify the specific violation(s) by a specified date.

Property owners who do **not** rectify violations, per the specific date on the courtesy letter, will receive a second **certified** letter requesting rectification of their violation(s). The certified letter will provide the following information:

- Property owners will be instructed to rectify violation(s) by XX days of the date of the certified letter.
- For each violation not rectified per the instructions on the certified letter, a fine will be levied against the property for outstanding violation(s).
- An explanation of property owner rights to request a hearing with the Board of Directors.

Property owners who fail to correct their property violation(s) will receive a third and final letter from the Association with the following information:

- A lien will be placed against the property which will include, but not limited to:
 - attorney fees
 - collection fees
 - all unpaid fines specified in the second Association (certified) letter
 - all associated expenses

Fine Schedule

Violation - Failure to gain approval from the Architectural Control Committee for any Property/Lot Improvements (Restrictions Paragraph 3)

Initial Fine: Minimum of \$50.00 with 14 days to cure the violation. An additional fine of \$150.00 per month for every month of non-compliance after notice has been given.

Violation - Failure to follow Architectural Control Committee approved plans (Restrictions Paragraphs 2,3,4,5,8,9,14)

Initial Fine: Minimum of \$150.00 with 14 days to cure the violation. An additional fine of \$150.00 per month for every month of non-compliance after notice has been given.

**Violation - Construction Materials and project completion compliance
(Restrictions Paragraphs 3, 14)**

Initial Fine: Minimum of \$150.00 with 14 days to cure the violation. An additional fine of \$150.00 per month for every month of non-compliance after notice has been given.

**Violation - Culverts, Drainage Impeded or altered Natural surface water flow
(Restrictions Paragraph 3)**

Initial Fine: Minimum of \$150.00 with 14 days to cure the violation. An additional fine of \$150.00 per month for every month of non-compliance after notice has been given.

Violation - Lack of exterior maintenance (Restriction Paragraph 3)

Initial Fine: Minimum of \$150.00 with 45 days to cure the violation. An additional fine of \$150.00 per month for every month of non-compliance after notice has been given.

Violation - Sanitation and /or unsightly objects (Restriction Paragraph 14)

Initial Fine: Minimum of \$50.00 with 5 days to cure the violation. An additional fine of \$50.00 per week for every week of non-compliance after notice has been given.

Violation - Inoperative (Restriction Paragraph 14)

Initial Fine: Minimum of \$50.00 with 5 days to cure the violation. An additional fine of \$50.00 per week for every week of non-compliance after notice has been given.

**Violation - Identification Decals (Restrictions Paragraph 17 By-laws Article 1
Section 4)**

Initial fine: Minimum \$25 with 5 days to cure the violation. An additional fine of \$25 for every week of non-compliance.

**Violation - Timely submission of proper documentation for transfers
transfers of membership (By-laws Article 1 Section 6)**

Initial Fine: Minimum of \$50 with 15 days to cure the violation. An additional fine of \$100 per month for each month of non-compliance.

**Violation - Posted Swimming Pool rules, parking, obnoxious offensive activity, -
Published rules of the association. (Published Rules)**

Initial Fine: Minimum of \$50.00 with 1 day to cure the violation. An additional fine of \$50.00 per repeated incident after notice has been given.

Violation - Use of Firearm(s) (Restrictions Paragraph 16)

Initial Fine: Minimum of \$50.00 with 1 day to cure the violation. An additional fine of \$50.00 per repeated incident after notice has been given.

**Violation - Related to reckless operation of motorbikes/ATV/UTV/golf carts
(ByLaws Article 1 Section 9)**

Initial Fine: Minimum of \$150.00 with 1 day to cure the violation. An additional fine of \$150.00 per day for every day of non-compliance after notice has been given.

Violation – Related to animals (Bylaws Article 6 Section 12)

Initial Fine: Minimum of \$25.00 with 7 days to cure the violation. An additional fine of \$25.00 per week for every week of non-compliance after notice has been given.

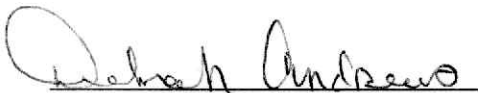
Violation – Damage to common areas (Bylaws Article 1 Section 8, Rule 7)

Initial Fine: Minimum of \$150.00 with 7 days to cure the violation. An additional fine of \$150.00 per month for every month of non-compliance after notice has been given.

Any other violation of the Restrictions and Covenants not specifically herein shall have a minimum initial fine of \$25.00 with a corresponding weekly fine, set by the Board of Directors, until the violation is cured.

This enforcement policy adopted pursuant to 209.0061 (b) may reserve the board's authority to levy a fine from the schedule of fines that varies on a case-by-case basis.

This policy will go into effect on October 1, 2025, and this policy is to be enforced by the Architectural Control Committee and all Board Members.


President, Debrah Andrews

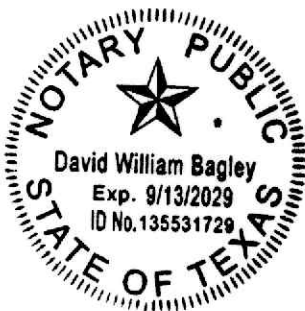
10/29/2025
Date


Secretary, Bryan Holland

10-29-2025
Date

State of Texas
County of Rains

This instrument was acknowledged before me on this date 10 29 2025 by Debrah Andrews, President of Steamboat Shores Owners Association and Bryan Holland, Secretary of Steamboat Shores Owners Association.



Notary Signature



Notary Printed Name

David William Bagley

2025-2035
MANDY SAWYER
pg. COUNTY CLERK
2025 Oct 31 at 02:50 PM
RAINS COUNTY, TEXAS
By: M. Ferguson, DEPUTY