

SunEagle Bay

OWNERS ASSOCIATION

550 CR 1977 A-1 • Yantis, Texas 75497

PUBLIC NOTICE

NO FINE ENFORCEMENT POLICY OR FINE SCHEDULE

Purpose

This notice is provided to clearly state the current status of monetary fines within SunEagle Bay Owners Association.

Current Status

The Association's current recorded dedicatory instruments do not authorize the Association to levy monetary fines against owners for violations of the subdivision restrictions.

- The Association has not adopted a fine enforcement policy.
- The Association has not adopted a schedule of fines.
- The Association does not assess or collect monetary fines for restriction violations.

Texas Property Code

Texas Property Code Section 209.0061(a), part of the Texas Residential Property Owners Protection Act, provides that the statutory fine-policy requirements do not apply to a property owners' association that is not authorized by its dedicatory instrument to levy a fine. Because no such authority presently exists, there is no fine enforcement policy or fine schedule for the Association to publish under Section 209.0061.

Other Enforcement Rights

This notice does not waive or limit any other enforcement remedy expressly authorized by the Association's recorded governing documents or applicable Texas law. Such remedies may include required notices, an opportunity for a hearing when applicable, proceedings at law or in equity, recovery of damages or authorized correction costs, court costs, and reasonable attorney's fees.

No Creation of Fine Authority

Nothing in this notice creates, expands, or implies authority to levy fines. Any future authority to levy fines would require a valid amendment adopted in accordance with the Association's governing documents and applicable Texas law, followed by adoption and publication of a compliant fine enforcement policy before any fine is assessed.

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