

CORPORATE CERTIFICATE
THE VINTAGE AT LAKE ROAD PROPERTY OWNERS ASSOCIATION, INC.

The undersigned certifies that he is the President of The Vintage at Lake Road Property Owners Association, Inc. (the "Association"). The Association is the property owners' association for The Vintage at Lake Road, a subdivision in Harris County, Texas, being a split out of the subdivision known as Lake Road Park, according to the map or plat thereof recorded in the real property records of Harris County, Texas.

The Association is a Texas nonprofit corporation, and a true and correct copy of the **Fines Policy of The Vintage at Lake Road Property Owners Association, Inc.** is attached to this certificate.

Signed this 15th day of September 2023.

THE VINTAGE AT LAKE ROAD PROPERTY
OWNERS ASSOCIATION, INC.

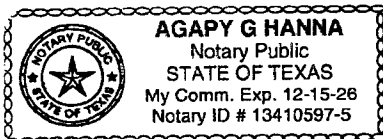
By: _____

Ernesto Grey, President

STATE OF TEXAS §

COUNTY OF Harris §

This instrument was acknowledged before me on 09/15, 2023, by Ernesto Grey, President, of The Vintage at Lake Road Property Owners Association, Inc., a Texas nonprofit corporation, on behalf of said nonprofit corporation.



Notary Public, State of Texas

My commission expires: 12/15/2026

RP-2023-381081

FINES POLICY
THE VINTAGE AT LAKE ROAD PROPERTY OWNERS ASSOCIATION, INC.

WHEREAS, the property affected by this Fines Policy is subject to that certain *Declaration of Covenants, Conditions, and Restrictions for The Vintage at Lake Road Subdivision*, recorded under File No. RP-2023-148765 in the Official Public Records of Real Property of Harris County, Texas (the "Declaration");

WHEREAS, pursuant to the authority vested in The Vintage at Lake Road Property Owners Association, Inc. (the "Association") in the Declaration and as allowed for by the Texas Property Code, the Board of Directors of the Association (the "Board") hereby promulgates the following Fines Policy;

WHEREAS, specifically, pursuant to Section G.8 of the Declaration, the Board is authorized to levy fines as it deems necessary or desirable with respect to the enforcement of the Dedicatory Instruments; and

WHEREAS, the Association desires, pursuant to the authority set out in the Declaration, and as set out in Section 209.0061 of the Texas Property Code, to adopt a fines policy and to impose, implement, and levy fines as set out in the fines policy, and as may be deemed necessary or desirable, as determined by the Board, for the interpretation and implementation of the Dedicatory Instruments.

NOW, THEREFORE, BE IT RESOLVED, that the following Fines Policy is established by the Association:

1. Capitalized terms used herein and not otherwise defined shall have the same meanings ascribed to them in the Declaration.
2. The Board hereby adopts this Fines Policy to establish equitable policies and procedures for the levy of fines within the Subdivision in compliance with the provisions of the Texas Residential Property Owners Protection Act (the "Act") found in Chapter 209 of the Texas Property Code. To the extent any provision within this Policy is in conflict the Act or any other applicable law, such provision shall be automatically modified to comply with the applicable law.
3. Policy. The Association uses fines to discourage violations of the Dedicatory Instruments, and to encourage compliance when a violation occurs – not to punish violators or generate revenue for the Association. Although a fine may be an effective and efficient remedy for certain types of violations or violators, it is only one of several methods available to the Association for enforcing the Dedicatory Instruments. The Association's use of these methods does not interfere with its exercise of other rights and remedies for the same violation.
4. Owner's Liability. A Member is liable for any fines levied by the Association for violations of the Dedicatory Instruments by the Member or resident, or the Member or resident's family, guests, employees, agents, or contractors. Regardless of who performs the

violation, the Association will direct its communications regarding fines to the Member.

5. Violation Notice Required for Curable Violations. The Association may give one or more written notices of the violation via regular first-class mail, pursuant to its discretion. Before levying a fine, the Association will provide the Member a written violation notice, by certified mail, return receipt requested, as required by Texas Property Code Section 209.006, and an opportunity to be heard. This requirement may not be waived. In any event, the Association's written violation notice must contain the following items: (a) the date the violation notice is prepared or mailed; (b) a description of the violation; (c) a reference to the rule or provision that is being violated; (d) a description of the action required to cure the violation and a reasonable time period to take such action; (e) the action to be taken and/or the amount of the fine, if any; (f) a statement that not later than the thirtieth (30th) day after the date of the violation notice, the Member may request a hearing before the Board to contest the fine; and (g) the date the fine attaches or begins accruing (the "Start Date"), subject to the following:
 - a. New Violation. If the Member was not given notice and a reasonable opportunity to cure a similar violation within the preceding six (6) months, the notice will state a specific date by which the violation must be cured to avoid the fine, if the violation is ongoing or continuous. If the violation is not ongoing, but is instead sporadic or periodic, the notice must state that any future violation of the same rule may result in the levy of a fine.
 - b. Repeat Violation. In the case of a repeat violation, the notice will state that, because the Member was given notice and a reasonable opportunity to cure a similar violation within the preceding six (6) months, the fine may attach from the date of the repeat violation notice.
6. Uncurable Violations. A violation is considered uncurable if the violation has occurred but is not a continuous action or a condition capable of being remedied by affirmative action. The Association may fine for uncurable violations without providing a reasonable time period to cure the violation, as set out in the notice required in Section 5 above.
7. Violation Hearing. Pursuant to Section 209.007 of the Texas Property Code, a Member has the right to submit a written request for a hearing to discuss and verify facts and resolve the matter in issue before the Board. The Board shall hold a hearing not later than the thirtieth (30th) day after the date the Board receives the Member's request for a hearing and shall notify the Member of the date, time, and place of the hearing not later than the tenth (10th) day before the date of the hearing. The Board or the Member may request a postponement, and, if requested, a postponement shall be granted for a period of not more than ten (10) days. Additional postponements may be granted by agreement of the parties. The Member or the Board may make an audio recording of the meeting. The Member or Board may use alternative dispute resolution services. Not later than ten (10) days before the Board holds a hearing, the Board shall provide to the Member a packet containing all documents, photographs, and communications relating to the matter the Board intends to introduce at the hearing. If the Board does not provide a packet within the period described

above, the Member is entitled to an automatic fifteen (15)-day postponement of the hearing. During a hearing, a member of the Board or the Board of Director's designated representative shall first present the Association's case against the Member. The Member or the Member's designated representative is entitled to present the Member's information and issues relevant to the appeal or dispute.

8. Levy of Fine. Within thirty (30) days after levying any fine, the Board must give the Member notice of the levied fine. If the fine is levied at the hearing at which the Member is actually present, the notice requirement will be satisfied if the Board announces its decision to the Member at the hearing. Otherwise, the notice must be in writing. In addition to the initial levy notice, the Association will give the Member periodic written notices of an accruing fine or the application of a Member's payments to reduce the fine. The periodic notices may be in the form of monthly statements or delinquency notices.
9. Amount of Fine. The Board reserves the right, in its reasonable discretion, to set the amount of fines on a case by case basis. The amount and cumulative total of a fine must be reasonable in light of the nature, frequency, and effects of the violations. If the violation is ongoing or continuous, the fine may be levied on a periodic basis (such as daily, weekly, monthly, or quarterly), beginning on the Start Date. If the violation is not ongoing, but is instead sporadic or periodic, the fine may be levied on a per occurrence basis.

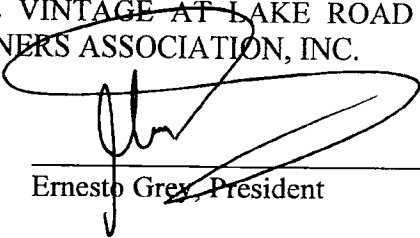
Except as affected by the Texas Property Code and/or by this Policy, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.

This is to certify that the foregoing Fines Policy was adopted by the Board of Directors, effective as of April 26, 2023, until such date as it may be modified, rescinded, or revoked.

Signed this 26th day of April 2023.

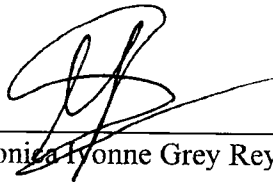
THE VINTAGE AT LAKE ROAD PROPERTY
OWNERS ASSOCIATION, INC.

By:


Ernesto Grey, President

ATTEST:

By:


Veronica Lyonne Grey Reyes, Secretary

RP-2023-381081
Pages 5
10/04/2023 11:44 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$30.00

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-2023-381081