

PCR COMMUNITY ASSOCIATION, INC.

FINE WAIVER POLICY

WHEREAS pursuant to Article 6.2(d) of the Declaration of Covenants, Conditions, and Restrictions for PCR Community Association, Inc. (“Association”), the Board of Directors of the Association is authorized to establish and collect fines for violations of the restrictive covenants set forth in said Declaration of the Association (collectively referred to hereinafter as the “*Governing Documents*”); and

WHEREAS the Board desires to establish, as part of the monetary “fines” system created pursuant to Article 6.2(d), a uniform and consistent policy to manage Owner requests for waivers of certain such fines; and

NOW, THEREFORE, IT IS RESOLVED that the following violations may qualify for fine waivers if they meet the stated conditions.

1. Trash Can Violations. An Owner who stores their trash cans in view of the street outside the permitted timeframe for pickup or who leaves their trash cans at the curb outside the permitted timeframe for pickup as stated in the Residential Design Guidelines and incurs a fine under the PCR Covenant Enforcement and Fining Policy may qualify for the waiver of one fine if said Owner:

- a. pays the fine due, and
- b. does not have another observed violation of this type under the PCR Covenant Enforcement and Fining Policy for a period of six months from the date of the last violation notice, and
- c. then emails the community manager to state there have been no recurrences in the past six months and to request the fine be waived.

2. Parking Violations. An Owner who parks their car on the street overnight more than four times within a two week period in violation of the PCR Declaration of CC&R’s Section 9.4 and incurs a fine under the Covenant Enforcement Policy may qualify for the waiver of one fine if said Owner:

- a. pays the fine due, and
- b. does not have another observed violation of this type under the PCR Covenant Enforcement and Fining Policy for a period of six months from the date of the last violation notice, and
- c. then emails the community manager to state there have been no recurrences in the past six months and to request the fine be waived.

3. Missing and Dead Shrubs, Turf, and Trees. An Owner who has missing or dead shrubs, turf, or trees that need replacement pursuant to the Declaration of CC&R’s Section 9.12 which requires all

improvements on a lot be kept in a “well-maintained, safe, clean, and attractive condition at all times,” and consistent with the requirements set forth in the Residential Design Guidelines, an Owner who incurs a fine for dead or missing shrubs, turf, or trees under the Covenant Enforcement and Fining Policy may qualify for the waiver of one fine if said Owner:

- a. pays the fine due, and
- b. installs new shrubs, turf, or trees in accordance with all governing documents and emails photos of the installation to the community manager within thirty days of the date of the fine notice, and
- c. does not have another observed violation of this type under the PCR Covenant Enforcement and Fining Policy for a period of six months from the date of the last violation notice, and
- d. then emails the community manager to state there have been no recurrences in the past six months and to request the fine be waived.

IT IS FURTHER RESOLVED that this Fine Waiver Policy is effective upon filing with the Denton County Clerk, to remain in force and effect until revoked, modified, or amended by the Board of Directors.

This Policy shall serve to replace any previously adopted policy addressing the same or similar subject matter previously adopted or recorded by the Association.