

**POLICY RESOLUTION
OF THE
BOARD OF DIRECTORS
OF
CRESCENT PARK VILLAGE TOWNHOMES (HOUSTON)
OWNERS ASSOCIATION, INC.**

(Relating to the Imposition of Special Charges for Violations of the Governing Documents)

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

The following Policy Resolution was adopted by the Board of Directors of Crescent Park Village Townhomes (Houston) Owners Association, Inc. (the "Association") at a meeting duly called and held on 11 June 2008, at which a quorum was at all times present:

RECITALS:

1. The Declaration of Covenants, Conditions and Restrictions for Crescent Park Village Townhomes (the "Declaration") requires all Owners and occupants of Townhomes within the Development to comply with the provisions of the Declaration, the Articles of Incorporation and Bylaws of the Association, and Rules and Regulations adopted and published by the Board of Directors of the Association.
2. Article VII, Section 7.2, of the Declaration provides remedies to the Association for non-compliance with the provisions of the governing documents, including the authority to impose a special charge in the amount of Fifty-Dollars (\$50.00) per violation.
3. The Board of Directors of the Association desires to adopt a formal policy relating to the imposition of special charges for violations of the governing documents, consistent with the provisions of the Declaration.

POLICY:

IT IS RESOLVED that the Board of Directors of the Association hereby adopts the following Policy with regard to the imposition of special charges for violations of the provisions of the Declaration, the Articles of Incorporation, the Bylaws and the published Rules and Regulations of the Association (collectively, the "Governing Documents").

All Owners are responsible for assuring that their tenants, occupants, guests, and invitees comply with the provisions of the Governing Documents. In the event an Owner or the Owner's tenant, occupant, guest or invitee violates any provision of the Governing Documents, the Association shall have the authority to impose upon the Owner a special charge for each violation, as provided below.

Upon determining that a violation of the Governing Documents has occurred, the managing agent or Board of Directors of the Association shall provide written notice to the Owner by certified mail, return receipt requested. The notice shall:

(a) describe the violation that is the basis for the special charge; and

(b) inform the Owner that the Owner:

(i) is entitled to a reasonable period to cure the violation and avoid the special charge, unless the Owner was given notice and a reasonable opportunity to cure a similar violation within the preceding six (6) months; and

(ii) may request a hearing before the Board of Directors on or before the thirtieth (30th) day after the date the Owner receives the notice.

An Owner's request for a hearing before the Board of Directors must be submitted in writing. If a timely request for a hearing is submitted in writing, the Association shall hold a hearing not later than the thirtieth (30th) day after the date the Board receives the Owner's request for a hearing. The Association shall notify the Owner of the date, time and place of the hearing not later than the tenth (10th) day before the date of the hearing.

An Owner's request for a hearing will not prevent the imposition of a special charge for an ongoing or recurring violation of the Governing Documents, so long as the Owner is provided notice and a reasonable period to cure the violation and avoid the special charge, as provided above.

As provided in the Declaration, the special charge imposed for each violation shall not exceed Fifty Dollars (\$50.00). As further provided in the Declaration, a special charge imposed against an Owner shall constitute a continuing lien upon the Owner's Lot as if such charge was an unpaid annual or special assessment.

In addition to the imposition of special charges, the Association shall have all other rights and remedies provided in the Declaration or at law with regard to non-compliance with the provisions of the Governing Documents. Special charges shall be in addition to, not in lieu of, such other remedies.

