

**RESOLUTION OF THE BOARD OF DIRECTORS OF
BRODIE HEIGHTS CONDOMINIUM COMMUNITY, INC.
ESTABLISHING A SCHEDULE OF FINES**

WHEREAS, the Board of Directors of Brodie Heights Condominium Community, Inc. (the "Board") pursuant to §6.3.1 of the Brodie Heights Condominium Community, Inc. Bylaws, may establish a schedule of fines for certain types of violations of the Declaration of Condominium Regime for Brodie Heights Condominiums, the Plat and Plans attached to that Declaration, the Certificate of Formation of Brodie Heights Condominium Community, Inc., the Brodie Heights Condominium Community, Inc. Bylaws, the Brodie Heights Condominiums Community Manual and/or the Rules and Regulations of Brodie Heights Condominiums (collectively the "Documents"); and

WHEREAS, the Board of Directors wishes to establish a schedule of fines pursuant to §6.3.1 of the Bylaws acknowledging that Section 7 of the fining policy contained in the Brodie Heights Condominium Community Manual provides that if circumstances warrant and a variance is granted from the fine schedule, the Board will document the reasons for the variance in the minutes of its meeting; and

WHEREAS, the Board of Directors further acknowledges pursuant to Section 7 of the fining policy of the Brodie Heights Condominium Community Manual that the amount and cumulative total of a fine must be reasonable in comparison to the violation, and should be uniform for similar violations of the same provision of the Documents and that if the fines are permitted to accumulate, that the Board of Directors must establish a maximum amount for a particular fine, at which point the total fine will be capped.

WHEREFORE PREMISES CONSIDERED, THE BOARD OF DIRECTORS OF BRODIE HEIGHTS CONDOMINIUM COMMUNITY, INC. HEREBY RESOLVE THAT:

1. Violations constituting loud, disturbing, or objectionable noises or noxious odors that are likely to disturb or annoy Residents of neighboring Units, violations which may endanger the health or safety of Residents of other Units, may result in cancellation of insurance on any portion of the Property and/or violate any Federal or State Law or local ordinance, shall be subject to fines in the amount of \$100.00 per day, if the violation is ongoing or continuous, or if the violation is not ongoing or continuous, but is instead sporadic or periodic, will be subject to a fine in the amount of \$100.00 per occurrence.

2. Fines for all other violations of the Documents not described in paragraph 1 above shall be \$50.00 per day if the violation is ongoing on continuous and \$50.00 per occurrence if the violation is not ongoing, but instead sporadic or periodic.

3. Before levying a fine, the Association will give the Owner a written Violation Notice and an opportunity to be heard pursuant to the provisions of §6.2 of the Brodie Heights Condominium Community Bylaws and in compliance with §82.102 of the Texas Property Code.

4. All fines shall accumulate. However, for a specific violation that is ongoing and continuous, the maximum amount of accumulated fines shall be \$5,000 for that particular violation. For all other violations, the maximum amount of fines that can be assessed against an owner for the same violation shall be \$2,500 per calendar year.

ADOPTED on the 21st day of November, 2008.