

ENFORCEMENT PROCESS FOR HOMEOWNER'S ASSOCIATION RESTRICTIONS

1. Notice of Violation:

- Upon discovery of a potential violation of the Northwest Forest Homeowner's Association (HOA) Restrictions, the NWFHOA will issue a written notice to the homeowner involved. This notice will outline the specific restriction that has been violated and provide details of the alleged violation.
- The notice will include a reasonable timeframe within which the homeowner must rectify the violation or provide evidence refuting the allegation.

2. Hearing

- If the homeowner disputes the violation, they may request a hearing before the HOA board. The hearing will provide an opportunity for both the homeowner and the HOA to present evidence and make arguments.
- The decision reached during the hearing will be based on the evidence presented and any relevant HOA regulations.

3. Notice of Compliance Demand

- If the homeowner declines to respond, dispute the violation, or request a hearing, the NWFHOA Board of Directors will turn the issue over to its legal counsel.
- NWFHOA's legal counsel will send a written compliance letter to the homeowner, demanding immediate compliance with the requirements of the HOA.

4. Legal Action

- If the homeowner does not comply with the demand outlined in the compliance letter, the Board of Directors will instruct legal counsel to initiate legal action.
- A lawsuit will be filed for breach of contract regarding the HOA's governing documents.
- The lawsuit will seek remedies such as injunctive relief, damages, and attorney's fees.

5. Enforcement of Court Orders

- If the court rules in favor of the HOA, it may issue orders requiring the homeowner to comply with the HOA Restrictions and may award damages and attorney's fees to the HOA.

ENFORCEMENT PROCESS FOR NON-PAYMENT OF HOMEOWNER'S ASSOCIATION DUES

1. Notice of Delinquency

- Upon the homeowner's failure to pay association dues within the specified timeframe, the HOA will issue a notice of delinquency. This notice will inform the homeowner of their overdue balance and any applicable late fees or penalties.

2. Demand Letter

- If the homeowner does not respond to the notice of delinquency or fails to make payment arrangements, the HOA will send a demand letter. This letter will reiterate the overdue amount

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and provide a final opportunity for the homeowner to settle the debt before further action is taken.

3. Lien Filing

- If the homeowner continues to be delinquent in paying association dues after receiving the demand letter, the HOA will file a lien on the property. This lien will secure the HOA's interest in the property and serve as a legal claim against the homeowner's property for the unpaid dues.
- Upon the filing of the lien, the HOA will send a notice of lien to the homeowner, informing them of the lien's placement on their property. This notice will outline the amount owed, including any accrued interest, late fees, and costs associated with filing the lien.

4. Legal Process

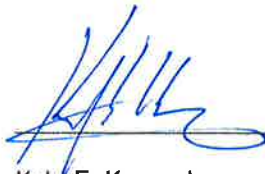
- The HOA may pursue legal action to enforce the lien if the homeowner still does not pay the outstanding dues. This may involve foreclosure proceedings or other legal remedies available under state law and the HOA's governing documents.

5. Foreclosure Proceedings

- If the homeowner continues to default on payment despite the lien, the HOA may initiate foreclosure proceedings. Foreclosure allows the HOA to sell the property to satisfy the outstanding debt, including association dues, interest, and legal fees.

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ENFORCEMENT POLICY AND PROCEDURE NWF HOA (RESTRICITONS)



Kyle E. Knipple

President

Date: 07.15.2024



Janet Carson

Vice-President

Date: 07.15.2024



Adam Jacobs

Secretary / Treasurer

Date: 7-15-2024

NOTARY PAGE TO FOLLOW

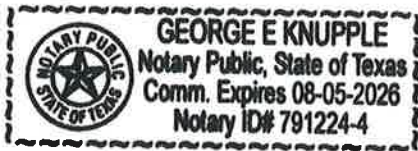
Revision 1 06.2024

ENFORCEMENT POLICY AND PROCEDURE NWF HOA (RESTRICITONS)

STATE OF TEXAS

COUNTY OF JEFFERSON

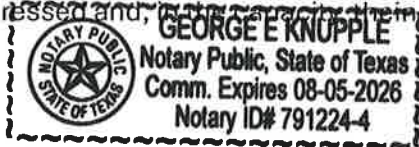
Before me, the undersigned authority on the 15 day of July 2024, personally appeared, Kyle E. Knupple, President of the Board of Directors of the Northwest Forest Improvement Association, Inc. known to me to be the person whose name is subscribed to the foregoing instrument an acknowledged to me that he executed the same for the purpose and consideration therein expressed and, in the capacity, their stated.



[Handwritten Signature]

NOTARY PUBLIC STATE OF TEXAS

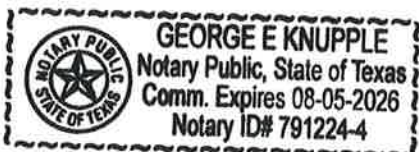
Before me, the undersigned authority on the 15 day of July 2024, personally appeared, Janet Carson, Vice-President of the Board of Directors of the Northwest Forest Improvement Association, Inc. known to me to be the person whose name is subscribed to the foregoing instrument an acknowledged to me that she executed the same for the purpose and consideration therein expressed and, in the capacity, their stated.



[Handwritten Signature]

NOTARY PUBLIC STATE OF TEXAS

Before me, the undersigned authority on the 15TH day of July 2024, personally appeared, Adam Jacobs, Secretary / Treasurer of the Board of Directors of the Northwest Forest Improvement Association, Inc. known to me to be the person whose name is subscribed to the foregoing instrument an acknowledged to me that he executed the same for the purpose and consideration therein expressed and, in the capacity, their stated.



[Handwritten Signature]

NOTARY PUBLIC STATE OF TEXAS

Rev. 1
06.2024

ENFORCEMENT POLICY OF

NORTHWEST FOREST IMPROVEMENT ASSOCIATION, INC.

Definitions

Authorized Person: A current director of NORTHWEST FOREST IMPROVEMENT ASSOCIATION, INC. (Association) or a representative of the current property management company in which authoritative responsibility has been given to.

Occurrence: An uncurable or curable violation that has been properly documented by an authorized person.

Uncurable Violation: A violation that has occurred but is not a continuous action or a condition capable of being remedied by specific actions.

Curable Violation: A violation that is ongoing and may be cured by specific actions explained in a sufficient notice given to the resident in violation and/or posted on the Association's website.

A. Categories and Schedule of Fines

A.1. Uncurable Violations. Shall include violations to the Association's current restrictions under the category of *Nuisance. No noxious or offensive activities shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance to the neighborhood or which is opposed to the purposes of these restrictions. *; and/or any activity that could materially affect the physical health or safety of an ordinary resident and is uncurable.

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A.1.1 Schedule of Fines for Uncurable Violations. Fines levied against residents for violations as described in A.1. "Uncurable Violations", shall be levied on an occurrence basis, amounts as follows:

Per Occurrence: \$25.00

Per Occurrence of a Violation Considered a Threat to Public Health or Safety: \$250.00

A.2. Curable Violations. All other violations of the Association's current restrictions and/or any activity that could materially affect the physical health or safety of an ordinary resident and is curable.

A.2.1 Schedule of Fines for Curable Violations. Fines levied against residents for violations as described in A.2. "Curable Violations", shall be levied on an occurrence basis, amounts as follows:

First Occurrence: \$25.00

Following Occurrences Until Cured: \$10.00

Per Occurrence of a Violation Considered a Threat to Public Health or Safety: \$250.00

B. Information Regarding Hearings

B.1. See Texas Property Code, Title 11, Chapter 209. Section 209.007 "HEARING BEFORE BOARD; ALTERNATIVE DISPUTE RESOLUTION".



VG-144-2024-19005

Jefferson County
Roxanne Acosta-Hellberg
Jefferson County Clerk

Instrument Number: 19005

Real Property

Recorded On: July 18, 2024 10:31 AM

Number of Pages: 7

" Examined and Charged as Follows: "

Total Recording: \$45.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

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.

File Information:

Document Number: 19005
Receipt Number: 20240718000035
Recorded Date/Time: July 18, 2024 10:31 AM
User: Alivia J
Station: CCLERK42

Record and Return To:

ADAM JOSEPH JACOBS
13075 WESTCHESTER LN
BEAUMONT TX 77713



STATE OF TEXAS
Jefferson County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Jefferson County, Texas

Roxanne Acosta-Hellberg
Jefferson County Clerk
Jefferson County, TX