

**FINES SCHEDULE AND POLICY  
FOR ALAMO ACRES HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS           §  
                                  §       **KNOW ALL MEN BY THESE PRESENTS:**  
COUNTY OF MEDINA   §

This Policy is adopted by the Board of Directors of Alamo Acres Homeowners Association, Inc. (hereinafter "the Association"), pursuant to the authority granted to it by the Declaration of Covenants, Conditions, Easements and Restrictions for Alamo Acres Subdivision, executed on January 27, 2021, recorded Document Number 2021000597, Official Public Records of Medina County, Texas, as amended (the "Declaration"). Terms used in this Policy but not defined herein shall have the meaning for such terms in the Declaration.

1. The Board of Directors of the Association may levy fines for any and all violations of the Declaration in the following amounts:
  - a. After the first written violation notice -- no fine
  - b. After the second written violation notice - \$5.00 per day
  - c. After the third written violation notice - \$10.00 per day
2. Before levying a fine, the Board of Directors will give the Owner a written violation notice and an opportunity to be heard by certified mail, return receipt requested, and first class mail. The Association's written violation notice will 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; (e) a reasonable deadline by which the violation is required to be cured; (f) the amount of the fine; (g) a statement that not later than the thirtieth day after the date of the receipt of the violation notice, the Owner may request a hearing before the Board to contest the violation; and (h) a statement that the owner may have special rights or relief related to the enforcement action under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. app. Section 501, et seq.), if they are serving on active duty military. The following provisions also apply:
  - a. New Violations - If the Owner has not been given notice and a reasonable opportunity to cure a violation within the preceding six months, the notice will state a specific timeframe by which the violation must be cured to avoid the fine.
  - b. Repeat Violations - In the case of a repeat of the continuation of a violation of which the Owner was previously notified and the violation was not cured within the preceding six month time period, the notice will state that, because the Owner was given notice and a reasonable opportunity to cure the violation but the violation has not been cured, the fine attaches from the date of the expiration of the cure period in the violation notice.
3. An Owner may request in writing a hearing before the Board to contest the fine. To request a hearing before the Board, the Owner must submit a written request to the Association's manager within thirty days after the date of receipt of the violation notice. Within twenty days after the Owner's request for a hearing, the Association will give the

Owner at least ten days advance notice of the date, time, and place of the hearing, and a packet containing all documents, photographs, and communications relating to the matter the Association intends to introduce at the hearing. The hearing will be held in a closed or executive session of the Board.

4. Notwithstanding the foregoing, the Board of Directors of the Association may set fine amounts on a case-by-case basis, provided the fine is reasonable considering the nature, frequency, and effects of the violation, and that an Owner is liable for fines levied by the Association for violations of the Declaration by the Owner and the relatives, guests, employees, and agents of the Owner and residents. Regardless of who commits the violation, the Association may direct all communications regarding the violation to the Owner. Any Owner who is fined must pay the fine within thirty days of notice that a fine has been levied. The Board of Directors of the Association may cause the Association to file a lawsuit to collect any fine which is not paid by the deadline.

The foregoing was adopted by a vote of approval of at least a majority of the Directors of the Association at a duly called meeting at which a quorum of Directors was present, open to attendance by Members of the Association, as certified by the signature of the President of the Association below.

Executed this 7<sup>th</sup> day of May, 2024

ALAMO ACRES HOMEOWNERS  
ASSOCIATION, INC.,  
a Texas nonprofit corporation

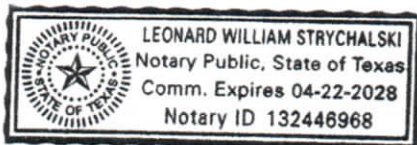
By: 

John D. Systma, Its President

STATE OF TEXAS       §  
                                  §  
COUNTY OF BEXAR   §

Before me, the undersigned notary public, on this day personally appeared John D. Systma, President of Alamo Acres Homeowners Association, Inc., known to me or proved to me by presentation to me of a governmentally issued identification card to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office the 7<sup>th</sup> day of May, 2024.



  
Notary Public, State of Texas

**AFTER RECORDING RETURN TO:**

Tom L. Newton, Jr.  
ALLEN, STEIN & DURBIN, P.C.  
6243 IH-10 West, Suite 700  
San Antonio, TX 78201

6484 001/2552038



\*VG-32-2024-2024004142\*

Medina County  
Gina Champion  
Medina County Clerk

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Instrument Number: 2024004142

Real Property Recordings

Recorded On: May 14, 2024 10:45 AM

Number of Pages: 4

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" Examined and Charged as Follows: "

Total Recording: \$33.00

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

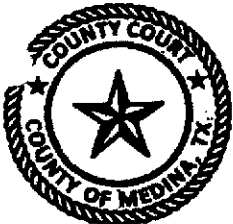
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 2024004142  
Receipt Number: 20240514000024  
Recorded Date/Time: May 14, 2024 10:45 AM  
User: Delia C  
Station: ccscan1.medinacounty.local

**Record and Return To:**

CHRISTI



STATE OF TEXAS  
Medina 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 Medina County, Texas

Gina Champion  
Medina County Clerk  
Medina County, TX