

LAS MARIPOSAS TOWNHOUSE HOMEOWNERS ASSOCIATION

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SUBJECT: Enforcement Policy ~ Levying of Fines

In accordance with Section 209.0061, Texas Property Code, the Las Mariposas Townhouse Homeowners Association, Inc. is publishing the following information related to its Enforcement Policy as it relates to possible assessment of any fine to a homeowner, as determined by the Board of Directors.

The general categories of instances for which fines may be issued include, but are not limited to, the following:

1. Violations of the Restrictive Covenants, By-laws or Rules & Regulations of the Association; i.e. unofficial use of townhome (rental forms etc.), B&B, businesses, destruction of property, vehicles on lawn, etc.
2. Violation of Garland City Ordinances, i.e. discharge of fireworks, discharge of firearms, loud parties, dangerous/prohibited animals, bulk trash left in front etc.;
3. Other inappropriate or illegal behavior as may be defined under county or state civil or criminal laws, i.e. drug sales, prostitution, etc.

The schedule of fines for violations of any the above categories can range up to \$1,000.00 per occurrence, and past violation record. However, **the Association reserves the right to assess a fine of a different amount on a case-by-case basis. The amount assessed will be based on the severity of the infraction.**

For instances where the offense is curable the Board may assess a fine based on the cost of curing the offense. The homeowner will be given a state specified number of days to cure the infraction before the fine will be assessed.

The Association will comply with all legal requirements dealing with notification to homeowners of proposed fine assessment and a homeowner's ability to request a hearing before the Board of Directors relative to fine assessment.

Board of Directors

Las Mariposas Townhouse Homeowners Association, Inc.