

**LAKEMONT COMMUNITY ASSOCIATION, INC.**  
**FINE POLICY**

STATE OF TEXAS                   §  
  §  
COUNTY OF FORT BEND       §

WHEREAS, the property encumbered by this Fine Policy ("Fine Policy") is that property initially restricted by the Declaration of Covenants, Conditions and Restrictions for Lakemont recorded under Fort Bend County Clerk's File No. 2002134886, as same has been or may be amended from time to time ("Declaration"), and any other property which has been or may be annexed thereto and made subject to the authority of the Lakemont Community Association, Inc. ("Association"); and

WHEREAS, pursuant the authority contained in the Declaration, the Board of Directors (the "Board") of the Association hereby adopts this Fine Policy for the purposes of establishing a uniform and systematic procedure to impose fines on behalf of the Association; and

WHEREAS, the Board has determined that it is in the best interest of the Association to establish this Fine Policy.

NOW, THEREFORE, BE IT RESOLVED THAT the Association does hereby adopt this Fine Policy, which shall run with the land and be binding on all owners and lots within the subdivision. This Policy replaces any previously recorded or implemented policy that addresses the subjects contained herein.

Upon violation of any of the Dedicatory Instruments (as same is defined in the Texas Property Code) of the Association, the Board shall give the Owner written notice describing the violation, the amount of the Fine to be imposed, if any, and any amounts currently due to the Association from that Owner. The Board shall give the Owner a reasonable period of time to cure the violation and avoid the fine, unless the Owner was given notice and opportunity to cure a similar violation within the previous six months.

The Association shall inform the Owner that they may request, in writing, a hearing before the Board or designated committee on or before the 30<sup>th</sup> day from the date the Owner receives the notice. The Association shall advise that if the hearing is held before a designated committee, that the Owner will have a right to appeal the decision of that committee to the Board upon written notice to the Board. If a hearing is requested by the Owner, the Board shall hold a hearing within 30 days after the date the Board receives the written request. The Association will notify the Owner of the date, time and place of the hearing not later than the 10<sup>th</sup> day before the hearing. If a postponement of the hearing is requested by either the Board or the Owner, it must be granted for a period of not more than 10 days. Any additional postponements may be granted by agreement of the parties.

After an affirmative decision by the Board, or after the expiration of the written notice, the Association, acting through its Board is hereby authorized to impose fines according to the following schedule for violations of any provisions of the Dedicatory Instruments:

**FINES FOR VIOLATIONS OF THE DEDICATORY INSTRUMENTS**  
**NOT AFFECTING THE USE AND ENJOYMENT OF OWNERS**

|                       |           |
|-----------------------|-----------|
| First Violation       | \$ 125.00 |
| Second Violation      | \$ 250.00 |
| Subsequent Violations | \$250.00  |

**FINES FOR VIOLATIONS OF THE DEDICATORY INSTRUMENTS**  
**AFFECTING THE USE AND ENJOYMENT OF OWNERS**

For violations of the dedicatory instruments affecting the use and enjoyment of Owners, the Board may set the amount of the fine as it reasonably relates to the violation of the Dedicatory Instruments and the number of Owners affected by the violation.


The Association, acting through its Board is hereby authorized to impose lesser fines or no fine at all for violation of the Declaration, Bylaws or other Dedicatory Instruments of the Association as determined by the Board in its sole and absolute discretion. Each day that such violation continues may be considered by the Board to be a new violation.

Fines against an Owner will be assessed against the Owner's Lot. The Owner will be responsible for the actions of all residents, guests and invitees of the Owner and any fines against such residents, guests and invitees will also be assessed against the Owner's Lot.

CERTIFICATION

I hereby certify that, as Secretary of the Lakemont Community Association, Inc., the foregoing Fine Policy was approved on the 14th day of December, 2011, at a meeting of the Board of Directors at which a quorum was present.

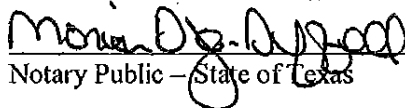
IN WITNESS WHEREOF, I have hereunto subscribed my name this the 14th day of December, 2011.

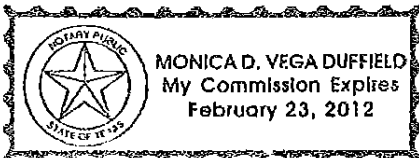
  
Print Name: Shamor O'Bryant, Secretary

STATE OF TEXAS       §  
                                  §  
COUNTY OF FORT BEND §

BEFORE ME, on this day personally appeared Shamor O'Bryant, the Secretary of the Lakemont Community Association, Inc., known by me to be the person whose name is subscribed to this instrument, and acknowledged to me that s/he executed the same for the purposes herein expressed and in the capacity herein stated, and as the act and deed of said corporation.

Given under my hand and seal of office, this 14th day of December, 2011.

  
Notary Public - State of Texas



After Recording Please Return To:

Stephanie L. Quade  
Roberts Markel  
2800 Post Oak Blvd., 57<sup>th</sup> Floor  
Houston, TX 77056