

FIRST AMENDED
VIOLATION ENFORCEMENT RESOLUTION FOR
THE VILLAGE AT HIGH MEADOW COMMUNITY ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

WHEREAS, The Village at High Meadow Community Association, Inc. (the “Association”) is the governing entity for Village at High Meadow, additions in Montgomery County, Texas, according to the maps or plats thereof, recorded in the Map Records of Montgomery County, Texas, along with any amended plats, replats, or supplements, as follows:

The Village at High Meadow, Section One, Clerk’s File # 2003117835;
The Village at High Meadow, Section Two, Clerk’s File # 2004068108;
The Village at High Meadow, Section Three, Clerk’s File # 2005015366;
The Village at High Meadow, Section Four, Clerk’s File # 2005135356;
The Village at High Meadow, Section Five, Clerk’s File # 2006078222;
The Village at High Meadow, Section Five A, Clerk’s File # 2007022693;
The Village at High Meadow, Section Six, Clerk’s File # 2007108546;
The Village at High Meadow, Section Six A (unrecorded);
(hereinafter collectively referred to as the “Subdivision”); and

WHEREAS, the Association Violation Enforcement Resolution was adopted by the Board of Directors on April 10, 2019, in accordance with the dedicatory instruments covering the Subdivision, and is recorded in the Real Property Records of Montgomery County, Texas, under Clerk’s File No. 2019030813; and

WHEREAS, the Violation Enforcement Resolution provides that it may be amended and/or adjusted by the Board of Directors from time to time; and

WHEREAS, the Association, through its Board of Directors desires to amend and replace in its entirety, the Violation Enforcement Resolution to provide for greater penalties for repeat violators; and

WHEREAS, this Dedicatory Instrument represents Restrictive Covenants as those terms are defined by Texas Property Code §202.001, et. seq, and the Association shall have and may exercise discretionary authority with respect to these Restrictive Covenants;

NOW, THEREFORE, pursuant to the foregoing and as evidenced by the Certification hereto, the Association hereby adopts the following to replace the Violation Enforcement Resolution in its entirety:

Violation Schedule for the Village at High Meadow

STATUS	VIOLATION PROCEDURE	ACTION REQUIRED
1 st Sighting or Report of Violation	Send Courtesy Notice	15 days to correct violation
2 nd Sighting/Notice Not Repaired/No application for extension	Send Second Notice with intent to fine twenty five (25) dollars if the violation is not resolved within (15) days from the notice. (Sent Certified Mail)	15 days to correct violation
3 rd Sighting/Notice Not repaired/No application for extension	Send Third Notice with notice of applied fine of twenty five (25) dollars with the intent to fine an additional fifty (50) dollars if the violation is not resolved within (15) days from the notice. (Sent Certified Mail)	15 days to correct violation
4th Sighting/Notice Not repaired/No application for extension	Send Fourth Notice with notice of applied fine of fifty (50) dollars with the intent to escalate to the next level of Final Notice if violation is not resolved within (15) days from the notice. (Sent Certified Mail)	15 days to correct violation
Final Notice	Send Notice of the applied fine of fifty (50) dollars and the Board's right to escalate the matter to the Association's attorney by sending a final notice that the file will be forwarded to the attorney to correct the violation through the court system in thirty (30) days if the violation is not resolved. (Sent certified mail)	15 / 30 days to correct violation

General Policy

If a homeowner contacts management with the intent to correct a violation and asks for an extension, management shall grant such extension if it deems the extension reasonable. If the homeowner does not cure the violation after the extension period, the homeowner will be immediately referred to the attorney, or the process will be resumed at the last level of the process.

All violations will be presented to the HOA Board and approved by the Board prior to the issuance of the 1st sighting notice.

Other

This policy may be amended and/or adjusted by the Board of Directors from time to time without notice. Homeowners are advised that they should contact the management company to request the most recent version of this policy if they have a question and/or need assistance in making payment arrangements.

Repeat Violation Policy

Lot Owners or residents with repeat violations will be immediately eligible for the levying of a fine under this Policy, such fine not to exceed \$500.00 per month. Repeat violations will generally be defined as 3 or more violations of a similar nature within a 12 month period.

The Board of Directors for the Association shall have the sole, complete and absolute discretion to determine whether the Lot Owner or resident will be immediately fined, the amount and frequency of the fine for the repeat violations, whether violations are of a "similar nature", and whether a violation has been repeated.

CERTIFICATION

"I, the undersigned, being President of The Village at High Meadow Community Association, Inc. hereby certify that the foregoing Resolution was adopted by at least a majority of the Association's Board of Directors, at an open meeting of the Board at which a quorum of the Board was present."

Print Name: Brian Oglesbee, President

Signature: 

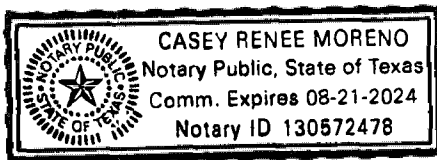
ACKNOWLEDGEMENT

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BEFORE ME, the undersigned authority, on this day personally appeared Brian Oglesbee, President of The Village at High Meadow Community Association, Inc. and known by me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that he is the person who signed the foregoing document in his representative capacity and that the statements contained therein are true and correct.

Given under my hand and seal of office this the 19th day of October, 2020.


Notary Public, State of Texas



E-FILED FOR RECORD

10/21/2020 10:25AM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number
sequence on the date and time stamped herein
by me and was duly e-RECORDED in the Official Public
Records of Montgomery County, Texas.

10/21/2020



County Clerk
Montgomery County, Texas