PALM CREST PROPERTY OWNERS' ASSOCIATION, INC.
AMENDED AND RESTATED FINE AND ENFORCEMENT POLICY

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for Palm Crest, recorded in the Official Public Records of Brazoria County, Texas under Clerk's File No. 2001039705, as amended and supplemented (the "Declaration"), authorizes Palm Crest Property Owners' Association, Inc. (the "Association"), acting through its Board of Directors (the "Board"), to impose fines for violations of the Association's governing documents; and

WHEREAS, Texas Property Code Section 209.0061 requires an association authorized to levy fines to adopt a policy stating the categories of violations subject to fines, the schedule of fines for each category, and information regarding hearings under Texas Property Code Section 209.007; and

WHEREAS, the Board desires to amend and restate the Association's Fine and Enforcement Policy recorded under Brazoria County Clerk's File No. 2024032755.

NOW, THEREFORE, the Board adopts the following Amended and Restated Fine and Enforcement Policy:

I. FINING PROCESS

1. **Courtesy Notice.** The Association may, but is not required to, send a courtesy notice identifying the violation, requesting correction, and advising that fines may be assessed.

2. **Certified Mail Notice.** Before assessing a fine, the Association will send the Owner notice by certified mail in accordance with Texas Property Code Section 209.006. The notice will describe the violation, state any amount due, inform the Owner of any available period to cure, advise the Owner of the right to request a hearing under Texas Property Code Section 209.007, and include any other information required by applicable law.

3. **Curable Violations.** If the violation is curable, the Owner will be given a reasonable period to cure as required by law. No fine will be assessed if the violation is cured within the required cure period.

4. **Uncurable Violations.** If the violation is uncurable under Texas Property Code Section 209.006, the Association is not required to provide a cure period before assessing a fine, but will provide the notice required by law.

5. **Repeat Violations.** If the Owner was given notice of the same violation within the preceding six (6) months, the Association may assess a fine without providing an additional certified mail notice to the extent permitted by Texas Property Code Section 209.006.

6. **Fine Notice.** If a violation is not timely cured, is uncurable, or is a repeat violation for which additional notice is not required, the Association may assess the applicable fine and notify the Owner of the assessment.

7. **Continuing and Daily Violations.** For a violation assigned a daily fine, each day the violation continues after expiration of any required cure period constitutes a separate violation. No daily fine will be assessed for a day falling within an applicable cure period.

II. CATEGORIES AND SCHEDULE OF FINES

A. General Violations. The following schedule applies to violations of the governing documents that are not assigned a specific fine in subsection B below. Categories include architectural, exterior maintenance, landscaping, drainage, trash and debris, fences, signs, parking and vehicles, nuisances, animals, noise, residential use, occupancy, leasing, and all other violations of the governing documents.

1. **First Fine - $50.** May be assessed if the violation remains uncured after the applicable cure period or is uncurable.

2. **Second Fine - $100.** May be assessed if the same violation remains uncured thirty (30) days after the first fine or a substantially similar violation recurs within six (6) months.

3. **Additional Fine - $300.** May be assessed if the same violation remains uncured thirty (30) days after the second fine and for each additional thirty (30)-day period thereafter.

B. ACC Construction Violations. The following specific schedule applies to violations of the Association's architectural and construction requirements under the *Palm Crest Minimum Construction Standards (Architectural Guidelines)* and other governing documents. If this schedule applies, it controls over the general schedule above.

ACC Construction Violation	Fine
Start of construction before required ACC approval	$500 per occurrence
Change to approved construction without prior ACC approval	$500 per occurrence
Dirty work site, builder trash, or failure to complete required Saturday cleanup	$100 per occurrence
No portable toilet	$50 per day
No trash bin/container or dumpster	$50 per day
Trash bin/container or dumpster full or overflowing	$50 per day

ACC Construction Violation	Fine
No required construction fence	$50 per day
Construction fence down or not maintained	$50 per day
Failure to provide required forms survey	$100 per occurrence
Failure to provide required final survey	$100 per occurrence
Construction performed on Sunday	$100 per occurrence

III. HEARING

1. An Owner entitled to a hearing may submit a written request for a hearing before the Board on or before the thirtieth (30th) day after the date the certified mail notice was mailed.

2. The hearing will be conducted in accordance with Texas Property Code Section 209.007.

IV. ENFORCEMENT AND BOARD DISCRETION

1. The Board may vary a fine from the schedule on a case-by-case basis as permitted by Texas Property Code Section 209.0061(c).

2. The Board may waive or reduce a fine and may pursue any other remedy available under the governing documents or law, including referral to legal counsel and injunctive relief. Payment of a fine does not authorize a violation or prevent further enforcement.

3. Fines are due when assessed and will be collected as provided in the governing documents and applicable law.

V. SUPERSEDING EFFECT

This policy supersedes and replaces the Fine and Enforcement Policy recorded under Brazoria County Clerk's File No. 2024032755.

CERTIFICATION

I, the undersigned, certify that I am the duly elected President of Palm Crest Property Owners' Association, Inc., a Texas nonprofit corporation (the "Association"), and that the foregoing *Amended and Restated Fine and Enforcement Policy* was adopted by at least a majority of the Board of Directors at a duly held meeting on 9/24/2026, 2026.

IN WITNESS WHEREOF, I have signed this certification on September 24, 2026.

President, Palm Crest Property Owners' Association, Inc.

STATE OF TEXAS §
COUNTY OF BRAZORIA §

This instrument was acknowledged before me on September 24, 2026, by Shaneeka A. Benjamin, President of Palm Crest Property Owners' Association, Inc., a Texas nonprofit corporation, on behalf of the corporation.

Notary Public, State of Texas

HERIBERTO HILARIO TORRES
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 10/23/28
NOTARY ID 129079325

FILED and RECORDED

Instrument Number: 2026048559

Filing and Recording Date: 09/30/2026 03:21:51 PM Pages: 5 Recording Fee: $37.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

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