

ADDITIONAL DEDICATORY INSTRUMENT
for
LAKE LIVINGSTON VILLAGE IMPROVEMENT ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF POLK §

BEFORE ME, the undersigned authority, on this day personally appeared **Randy Bojorquez**, who, being first duly sworn, stated on oath the following:

“My name is Randy Bojorquez. I am the Secretary of Lake Livingston Village Improvement Association, Inc., and am competent and authorized to submit this affidavit on behalf of the Association. The statements made herein are based upon my personal knowledge and are true and correct.

“Pursuant to Section 202.006 of the Texas Property Code, the following documents are true and correct copies of original official documents on file with the Association:

- (1) **Lake Livingston Village Improvement Association Fine Policy.”**

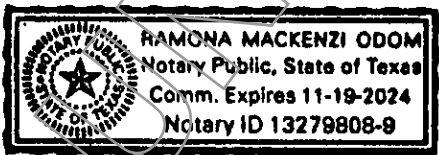
DATED this 25TH day of MARCH, 2023.

LAKE LIVINGSTON VILLAGE
IMPROVEMENT ASSOCIATION, INC.

By: *Randy Bojorquez*
Randy Bojorquez, Secretary

THE STATE OF TEXAS §
 §
COUNTY OF POLK §

This instrument was sworn, subscribed, acknowledged, and signed before me on this 25th day of March 2023, by Randy Bojorquez as duly authorized agent for Lake Livingston Village Improvement Association, Inc.



Ramona Mackenzi Odom
Notary Public for the State of Texas
My Commission Expires: 11/19/2024

LAKE LIVINGSTON VILLAGE IMPROVEMENT ASSOCIATION, INC.
FINE POLICY

THE STATE OF TEXAS §
 §
COUNTY OF POLK §

WHEREAS, Lake Livingston Village Improvement Association, Inc. (the “Association”) is the governing body for the Lake Livingston Village subdivision of Polk County, Texas;

WHEREAS, the Association is subject to the Declaration of Covenants, Conditions and Restrictions of Lake Livingston Village, Section One, filed of record in **Volume 506, Page 453**, of the Official Public Records of Polk County, Texas; the Declaration of Covenants, Conditions and Restrictions of Lake Livingston Village, Section Two, filed of record in **Volume 560, Page 699**, of the Official Public Records of Polk County, Texas; the Declaration of Covenants, Conditions and Restrictions of Lake Livingston Village, Section Three, filed of record in **Volume 566, Page 636**, of the Official Public Records of Polk County, Texas; the Declaration of Covenants, Conditions and Restrictions of Lake Livingston Village, Section Four, filed of record in **Volume 571, Page 99**, of the Official Public Records of Polk County, Texas; the Declaration of Covenants, Conditions and Restrictions of Lake Livingston Village, Section Five, filed of record in **Volume 591, Page 404**, of the Official Public Records of Polk County, Texas; the Declaration of Covenants, Conditions and Restrictions of Lake Livingston Village, Section Six, filed of record in **Volume 560, Page 711**, of the Official Public Records of Polk County, Texas; the Declaration of Covenants, Conditions and Restrictions of Lake Livingston Village, Section Seven, Eight, Nine, Ten, and Eleven, filed of record in **Volume 599, Page 192**, of the Official Public Records of Polk County, Texas; the Declaration of Covenants, Conditions and Restrictions of Lake Livingston Village, Section Twelve, filed of record in **Volume 599, Page 181**, of the Official Public Records of Polk County, Texas; the Declaration of Covenants, Conditions and Restrictions of Lake Livingston Village, Section Thirteen, filed of record in **Volume 621, Page 428**, of the Official Public Records of Polk County, Texas; the Declaration of Covenants, Conditions and Restrictions of Lake Livingston Village, Section Fourteen, filed of record in **Volume 704, Page 568**, of the Official Public Records of Polk County, Texas (collectively, the “Declarations”);

WHEREAS, the Declarations empower the Association, acting through its Board of Directors, and in accordance with the Association’s Bylaws, filed of record at File No. 2021-2342-122, of the Official Public Records of Polk County, Texas, to adopt and enforce rules and regulations and otherwise carry on the administration of the Association to carry out the governing and operation of the Association; and

WHEREAS, in furtherance of those powers, a quorum of the Board of Directors met and voted to enact a Fine Policy for Lake Livingston Village Improvement Association, Inc.;

NOW, THEREFORE, pursuant to the authority granted to the Board of Directors, the following Policy is hereby enacted:

LAKE LIVINGSTON VILLAGE IMPROVEMENT ASSOCIATION, INC.
FINE POLICY

In order to enforce the governing documents of the Association, including the Declarations, Association policies, architectural control guidelines, and other Association rules and regulations, the following policies are now in effect and supersede any prior or conflicting policies concerning such matters:

(1) **Deed Restriction Violations.** Subject to the right of the Association under Texas law and/or the governing documents of the Association to commence litigation immediately to address emergent, incurable, or other serious violations of Association governing documents, violations of the deed restrictions that are not remedied following a written warning shall be subject to a fine of **\$150.00** for the first offense and **\$500.00** for each recurrence, with such fines assessed for each violation of the Association's governing documents.

(2) **Dumping and Littering.** Notwithstanding the foregoing and subject to the right of the Association under Texas law and/or the governing documents of the Association to commence litigation to address disallowed dumping and/or littering, all dumping, including the dumping of any rubbish, trash, garbage, or other such items in the Association dumpster or trash bins located on Common Areas; the release of sewage outside of a sewage system or designated dump station; or littering onto any Common Area shall be subject to a fine of **\$150.00** for the first offense, **\$200.00** for the second offense, and **\$300.00** for each subsequent offense *plus* any costs incurred by the Association to remove rubbish, trash, garbage, sewage, or other such items dumped, released, or littered onto a Common Area.

(3) **Parking.** Notwithstanding the foregoing and subject to the right of the Association under Texas law and/or the governing documents of the Association to commence litigation to address disallowed parking, any parking violation not cured following a written warning shall be subject to a fine of **\$75.00** for the first offense and **\$100.00** for each successive offense *in addition to* towing as permitted by the Association's Parking and Vehicle Policy or other applicable governing document(s) of the Association.

The Association Board of Directors reserves the right, in its sole discretion, to grant exceptions to this policy on a case-by-case basis. Any failure by the Association to assess a fine in any particular circumstance shall not be deemed a waiver of the Association's right to assess a fine in the same, similar, or different circumstance in the future or as a waiver of any other power, duty, right, or responsibility of the Association or its Board of Directors under Texas law and/or the governing documents of the Association.

Nothing herein is intended to amend, alter, or repeal the Declarations or any other governing document of the Association except as specifically provided herein.

IN WITNESS WHEREOF, I certify under penalty of perjury that the foregoing Fine Policy was properly adopted on the 25th day of March, 2023, in accordance with the governing documents of Lake Livingston Village Improvement Association, Inc., and Texas law, by a vote of a majority of the members of the Board of Directors, to be effective as of the date it is recorded in the Real Property Records of Polk County, Texas.

Ruby Boyer

Secretary
Lake Livingston Village
Improvement Association, Inc.

RETURN TO:

LANG & ASSOCIATES, PLLC
1903 Vermont Street
Houston, Texas 77019

FILED FOR RECORD

Apr 06 2023 03:22:50

Schelana Hock
SCHELANA HOCK
POLK COUNTY CLERK



STATE OF TEXAS - COUNTY OF POLK
I, SCHELANA HOCK hereby certify that the instrument was FILED in the file number sequence on the date and at the same time stamped hereon by me and was duly RECORDED in the Official Public Records in Volume and Page of the named RECORDS OF Polk County, Texas as stamped hereon by me.

Schelana Hock *SH* Apr 06, 2023
COUNTY CLERK
POLK COUNTY, TEXAS