

3
Res
A

RESOLUTION OF
WILLOW POINTE HOMEOWNERS ASSOCIATION, INC.
Regarding Ratification of
Deed Enforcement & Fining Policy for the Purpose of Filing
in the County Real Property Records

DATED: April, 13, 2022.

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, Leo Feldman, the President of WILLOW POINTE HOMEOWNERS ASSOCIATION, INC. (the "Association"), do hereby certify that at a regular meeting of the Board of Directors of the Association held on February 22, 2022, with a quorum present and remaining throughout, and being duly authorized to transact business, the following resolution for the ratification of the Deed Enforcement & Fining Policy for the purposes of filing in this County's Real Property Records, was duly made and approved.

WHEREAS, the Association is a Texas non-profit corporation governed by the Texas Property Code;

WHEREAS, the Deed Enforcement & Fining Policy attached hereto as Exhibit "A", is hereby ratified for the purpose of filing in this County's Real Property Records;

IT IS, HEREBY, RESOLVED that WILLOW POINTE HOMEOWNERS ASSOCIATION, INC. adopts this formal resolution for the purpose of filing the aforementioned document in this County's Real Property Records.

Dated: April 13, 2022

[Signature]
Leo Feldman, President

102
102
31

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

ACKNOWLEDGMENT

This instrument was acknowledged before me on the 13th day of April, 2022, by Leo Feldman as President of WILLOW POINTE HOMEOWNERS ASSOCIATION, INC., on behalf of said corporation.

[Signature]
Notary Public in and for the State of Texas

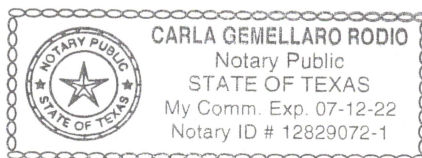


EXHIBIT "A"

The Association will begin enforcement of this Policy no later than thirty (30) days from the date of filing

FINING POLICY

Article I: Enforcement

1.1 Fines. Fines may be imposed against Owner(s) for any infraction of the Declaration of Covenants, Conditions and Restrictions, Bylaws, any filed Rules, Regulations, Policies, Architectural Control Guidelines, or this policy by Owners, occupants or guests of their Property, subject to the guidelines below.

1.1.1 For each infraction, a certified letter will be sent describing the violation, and the action required to correct the violation. The letter will also state that failure to correct the violation within thirty (30) days, or any further violations may result in the imposition of a fine. Fines shall be assessed per the following fining schedule, unless otherwise stated herein:

First Notice	No fine
Second Notice	No fine
Third Notice	No fine, \$15.00 cert. mail fee
Subsequent Notices	\$100.00 fine per notice

1.1.2 Fines for the construction of exterior improvements without notice to or approval of the Association shall be subjected to an accelerated fining schedule:

First Notice	No fine
Subsequent Notices	\$100.00 fine per notice

1.2 Recurrence.

1.2.1 Once a violation reaches the notice threshold for fines, the Association may continue to assess additional fines every month the violation exists until abated, with or without providing notice of same.

1.2.2 Should any ostensibly corrected violation reoccur within six (6) months after the first occurrence of a similar violation, no additional notice will be given and the appropriate fine will be immediately imposed.

1.3 Supersedes Previous Policies. To the extent this policy conflicts with any prior fining policy filed by the Association (excepting the Declarations of Covenants, Conditions and

Restrictions, and any amendments thereto) this policy shall supersede and replace such policy.

Article II: Disputing a Fine

2.1 Disputing a Fine.

- 2.1.1 To dispute a fine, the Owner must request, in writing, a meeting with the Board postmarked no later than thirty (30) days from the date of the letter imposing the fine, setting forth the specific nature of the Owner's dispute.
- 2.1.2 At the meeting the Owner may present his or her reasons why the fine should not be imposed or should be abated. The Board's decision after the hearing is final.

Article III: Health and Safety Violations

3.1 Health and Safety Violations

- 3.1.1 For any Health and Safety Violation as described by Tex. Prop. Code § 209.006(h), the Association may immediately, and without notice suspend an owner's right to use a common area, file an injunction suit against an owner, charge an owner for property damage, levy a fine not to exceed \$150.00 per occurrence, or any combination thereof.

THEREFORE, BE IT RESOLVED THAT, **WILLOW POINTE HOMEOWNERS ASSOCIATION, INC.** adopts a uniform Policy to apply to all Unit Owners within the Association;

BE IT FURTHER RESOLVED THAT, the Policy approved by this resolution touches and concerns all Lots within the Association and shall run with the land to all subsequent Owners of said Lots;

The Board of Directors of **WILLOW POINTE HOMEOWNERS ASSOCIATION, INC.** hereby memorializes in its minutes its formal resolution providing a uniform policy for all lots within the Association.

AFTER RECORDING, RETURN TO:

LAMBRIGHT ★ MCKEE

940 Corbindale Rd.

Houston, Texas 77024

FILED FOR RECORD

2:39:07 PM

Monday, April 25, 2022




COUNTY CLERK, HARRIS COUNTY, TEXAS

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

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me, and was duly RECORDED; in the Official Public Records of Real Property of Harris County Texas

Monday, April 25, 2022



COUNTY CLERK
HARRIS COUNTY, TEXAS

