

## Spring Creek Forest Civic Association Deed Restrictions Fine Schedule December 2018

Section 2(i) ("Duties") of Article VIII ("Powers and Duties of the board of Directors") of the First Amendment to the Bylaws of Spring Creek Forest Civic Association (SCFCA) states: "It is the duty of the board to... (i) Enforce the Covenants and Restrictions as needed..." The Board of Directors has adopted the following fine schedule to work in conjunction with the enforcement process, effective December 2018.

- This Deed Restrictions Fine Schedule replaces any policies or schedules previously adopted by the SCFCA.
- After two letters have been sent to the Owner regarding a violation, the Chapter 209 letter will state the amount of the fine to be assessed if the violation is not corrected as provided in the SCFCA Deed Restrictions Enforcement Process.
- Fines may be assessed immediately for uncurable violations, including violations which pose a threat to health and safety.
- Fines will be assessed according the schedule below if the violation continues after the Chapter 209 letter is sent to the Owner and every 30 days thereafter.
- The following schedule of fines may apply should the Board determine, in its sole discretion, to impose fines for a particular violation:

First Violation	\$ 50.00
Second Violation	\$ 100.00
Subsequent Violations	\$ 150.00

- Notwithstanding the fine schedule above, the Board has the authority to set the amount of the fine as it reasonably relates to the violation of the Dedicatory Instruments, taking into consideration the number of Owners affected by the violation. The Board is hereby authorized to impose lesser or greater fines, or no fine at all, for a violation of the Dedicatory Instruments, as determined by the Board in its sole discretion. Each day that such violation continues may be considered 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 be assessed against the Owner's Lot.
- After being assessed a \$150 fine, the matter may be turned over to legal for handling, and the SCFCA will seek reimbursement of all costs incurred by the SCFCA from the Owner.

016776-4-1107-N

**CERTIFICATION**

I hereby certify that, as Secretary of the Spring Creek Forest Civic Association, this Spring Creek Forest Civic Association Deed Restrictions Enforcement Process was approved on the 15 day of January, 2019, at a meeting of the Board of Directors at which a quorum was present.

DATED, this the 28 day of February, 2019.

Sharon A Thomen  
Print Name: SHERON A THOMEN  
Secretary

STATE OF TEXAS       §  
                                  §  
COUNTY OF HARRIS   §

BEFORE ME, on this day personally appeared Sharon A Thomen the Secretary of the Spring Creek Forest Civic Association 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, in the capacity herein stated, and as the act and deed of said corporation.

Given under my hand and seal this the 28 day of February, 2019.

[Signature]  
Notary Public - State of Texas



After Recording, Return To:  
Sipra Boyd  
Roberts Markel Weinberg Butler Hailey PC  
2800 Post Oak Blvd., 57<sup>th</sup> Floor  
Houston, TX 77056

016777-6107-2019

RP-2019-422918  
# Pages 3  
09/24/2019 12:49 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
DIANE TRAUTMAN  
COUNTY CLERK  
Fees \$20.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

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.



*Diane Trautman*

COUNTY CLERK  
HARRIS COUNTY, TEXAS

0162774-19-422918