



**THE COMMUNITY OF KING LAKES HOMEOWNERS ASSOCIATION, INC.**  
**RESOLUTION ESTABLISHING A FINE POLICY**

STATE OF TEXAS                   §  
  §  
COUNTY OF FORT BEND       §

WHEREAS, The Community of King Lakes Homeowners Association, Inc. (the "Association"), a Texas nonprofit corporation, is the governing entity for King Lakes, Section 1-13, additions in Fort Bend County, Texas, according to the maps or plats thereof, recorded in the plat records of Fort Bend County, Texas, under Instrument Nos. 20070288, 20070286, 20100003, 20100011, 20100170, 20090058, 20100054, 20120238, 20120247, 20110056, 20110052, 20110070, and 20120245, respectively, along with any amendments, supplements and replats thereto (the "Subdivision"); and

WHEREAS, the Subdivision is governed by the Declaration of Covenants, Conditions and Restrictions for The Community of King Lakes Homeowners Association, Inc., recorded in the Real Property Records of Fort Bend County, Texas, under Clerk's File No. 2008037489, along with any amendments and supplements thereto; and

WHEREAS, Section 5.9(a) of the Declaration authorizes the Association to impose monetary fines for violations of the Declaration, Bylaws, Rules, Guidelines (the "Dedicatory Instruments"), and applicable law, which fines shall constitute a lien upon the Lot connected with the alleged violation; and

WHEREAS, the Association, through its Board of Directors, desires to adopt a uniform schedule of fines and to standardize the policies and procedures related to the authority to impose fines; and

WHEREAS, the Board of Directors shall have and may exercise discretionary authority with respect to this fine policy which shall constitute a Dedicatory Instrument of the Association; and

NOW THEREFORE, pursuant to the foregoing and as evidenced by the Certification hereto, the Association hereby adopts, establishes and imposes on the Subdivision, the following Fine Policy:

1. Each Owner shall be responsible for assuring that Owner, their family, tenant(s), occupants(s), guest(s) and invitee(s) comply with the provisions of the Dedicatory Instruments. In the event an Owner, family member, tenant, occupant, guest or invitee, violates any of the provisions of the Dedicatory Instruments, the Association shall have the authority to impose a fine as described below upon the Owner, and such fine shall be secured by the assessment lien on the Owner's Lot.

2. Before any fine is imposed, the Association shall first provide the Owner the notice required by Section 209.006 of the Texas Property Code, or its successor statute. A courtesy notice may typically be sent prior to any notice required by applicable law, however, the board may send more or less notices and give more or less time to comply with the Dedicatory Instruments, depending on the severity of the violation and its impact on the community, as determined by the Board of Directors in its sole discretion.
3. If a violation continues from day to day without intervening activity by the Owner responsible for the violation, the Fine Schedule shall be as follows:

FIRST VIOLATION:	\$ 50 per month until corrected
SECOND VIOLATION:	\$100 per month until corrected
THIRD VIOLATION :	\$200 per month until corrected
EACH SUBSEQUENT VIOLATION:	\$200 per month until corrected

4. If the violation consists of a single occurrence or separate occurrences, the Fine Schedule shall be as follows:

FIRST VIOLATION:	\$100 per violation
EACH SUBSEQUENT VIOLATION:	\$200 per violation

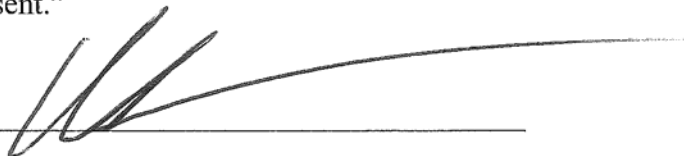
5. The Fine Schedule for unauthorized construction or modification of improvements (Under Article VI of the Declaration), shall be as follows:

FIRST VIOLATION:	\$100 per month until corrected
EACH SUBSEQUENT VIOLATION:	\$200 per month until corrected

6. These fines are guidelines for standard fines only. The Board of Directors reserves the right to levy lesser or greater fines, provide additional warnings or fewer warnings before fines are made and provide more or less time for compliance, depending on the severity of the violation at issue, in the sole discretion of the Board.
7. There shall be an accelerated fine schedule for yard maintenance during summer months, whereby Owners may receive fewer notices, less time to correct the violation and the initial fine imposed shall be greater than the standard fine schedule amounts. Prior to the initiation of force mow actions, the Owner may be entitled to one 10 day written notice and such force mowing may recur without additional notice until such time as the Owner commences regular lawn maintenance as required by the Declaration.
8. If the violation continues without resolution, the Association shall have the right to undertake any action authorized by the Declaration and/or applicable law, including, but not limited to remedying the violation or initiating legal action, the costs of which actions shall be billed and/or assessed to the homeowner and collected in the same manner as assessments.

**CERTIFICATION**

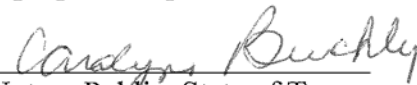
“I, the undersigned, being a Director of the Association, hereby certify that the foregoing Fine Policy was adopted by at least a majority of the Association Directors at a meeting of the Directors at which a quorum was present.”

By: 

Print Name: Wesley Noonan Title: Vice President

STATE OF TEXAS                   §  
   §  
COUNTY OF FORT BEND       §

BEFORE ME, the undersigned authority, on this 16th day of July, 2015, personally appeared the person whose name is subscribed to the foregoing instrument and acknowledged to me that they signed it with the authority and for the purposes expressed therein.

  
Notary Public, State of Texas

Return To:  
HOLT & YOUNG, P.C.  
9821 Katy Fwy, St. 350  
Houston, Texas 77024

