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**BOARD RESOLUTION
ESTABLISHING FINE POLICY
FOR
SUMMERWOOD COMMUNITY ASSOCIATION, INC.**

At a regular meeting of the Board of Directors for the Summerwood Community Association, Inc., said meeting being properly called and a quorum being present, came to be heard the matter of imposing reasonable fines against Owners for violations of Paragraph A(4) of the Architectural Guidelines regarding screening of trash receptacles which is contained in Exhibit D of the Consolidated and Amended Declaration of Covenants, Conditions and Restrictions for Summerwood filed in the Real Property Records of Harris County, Texas, under Clerk's File Number V677818, beginning at film code 550-10-1108.

The guideline regarding trash receptacles reads as follows:

4. Trash Collection. All trash and household garbage shall be placed in sanitary refuse containers constructed of metal, plastic, or masonry materials with tight fitting sanitary covers or lids and stored in an area adequately screened from public view by planting or fencing between regularly scheduled collection days.

It is hereby RESOLVED that the phrase "screen from public view" in the Trash Collection guideline shall mean that the refuse container cannot be seen from any street from any angle; it is further

RESOLVED, that the Summerwood Community Association, Inc., shall give an Owner in violation of the trash container screening guideline a written notice: (1) describing the violation, (2) stating the amount of the proposed fine, (3) advising the Owner that not later than the 30th day after the date of the notice, a hearing before the Board of Directors may be requested to contest the fine, and (4) allowing the Owner a reasonable time (by a specified date) to cure the violation and avoid the fine, unless the Owner has previously been given notice and a reasonable opportunity to cure a similar violation within the preceding six months. If a request for a hearing to contest the fine is received within the specified time frame, a hearing shall be scheduled on a date and time set by the Board of Directors. This hearing shall occur within 30 days from the Owner's request for a hearing. After the hearing or if a Owner fails to request a hearing within the allotted time frame, The Summerwood Community Association, Inc., acting through its Board of Directors, is hereby authorized to levy fines as follows:

Single occurrences and recurrences of violations (as determined at the sole discretion of the Board of Directors) shall be assessed fines as provided below:

FINE SCHEDULE

First Violation: \$ 25.00
Second Violation (within six months of initial notice for first violation): \$ 50.00

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Each Additional Violation (within six months of initial notice): \$ 50.00

Be it further RESOLVED that the Summerwood Community Association, Inc., shall give notice of a levied fine to an Owner not later than the 30th day after the Owner fails to timely request a hearing or the Board of Directors reaches an affirmative decision to levy a fine.

Be it further RESOLVED that the Summerwood Community Association, Inc., acting through its Board of Directors, is hereby authorized at its sole discretion to impose a lesser fine or no fine at all for a violation of the Restrictive Covenants. Any adjustment to the Fine Schedule by the Board of Directors should not be construed as a waiver of this Fine Schedule or the Restrictive Covenants.

SUMMERWOOD COMMUNITY ASSOCIATION, INC.

*for
Now*

Celine Wilson
Celine Wilson, President

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 23 day of Aug, 2013, by *Celine Wilson*, President of the Summerwood Community Association, Inc., a Texas non-profit corporation, on behalf of said corporation.

Mary Lynn McCoy
Notary Public, State of Texas



888-84-8327

THE PROPERTY AFFECTED BY THE FOREGOING INSTRUMENT IS DESCRIBED AS,
TO WIT:

Summerwood Sections 1-12 and 14-32, 34, 36-37, as well as Lake Forest Village Sections 1-3, all recorded in the Map Records of Harris County, Texas, under Clerk File No.'s R926702, R926704, R926708, S450962, S398537, S338448, U128614, U128610, U218023, U866024, V490644, U846109, W440862, V645128, V916767, W440330, X700438, X700440, X767924, X230343, X698621, 20100092692, 20060220324, 20080206447, 20060186192, 20070268377, 20070268397, Z448945, 20070109075, 20080437518, 20060116172, 20080235387, 20100301049, 20100301050, U259444, V542061 and X091225, along with any supplements, amendments, annexations, or replats thereof.

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0266-84-8328

FILED FOR RECORD
8:00 AM

SEP 23 2013

Stan Stewart
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.

SEP 23 2013



Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS

6268-4-0000-1000