

ADDITIONAL DEDICATORY INSTRUMENT
for
VILLAS AT COPPERWOOD RESIDENTIAL COMMUNITY, INC.

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Chris Archambault, who, being by me first duly sworn, states on oath the following:

“My name is Chris Archambault, I am over twenty-one (21) years of age, of sound mind, capable of making this affidavit, authorized to make this affidavit, and personally acquainted with the facts stated herein:

I am the attorney for VILLAS AT COPPERWOOD RESIDENTIAL COMMUNITY, INC. Pursuant to Section 202.006 of the Texas Property Code, the following documents are copies of the original, official documents from the Association’s files, which are kept in the normal course of business, by the custodian of records.

- 1. Fine and Enforcement Policy

Dated this 29th day of December 2023.

VILLAS AT COPPERWOOD RESIDENTIAL COMMUNITY, INC.

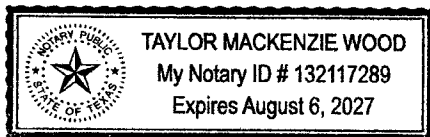
By: [Signature]

Name: Chris Archambault
Attorney for VILLAS AT COPPERWOOD RESIDENTIAL COMMUNITY, INC.

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 29th day of December 2023, by Chris Archambault, on behalf of VILLAS AT COPPERWOOD RESIDENTIAL COMMUNITY, INC. , a Texas non-profit corporation, on behalf of such corporation.

[Signature]
Notary Public, State of Texas



RP-2023-489147

VILLAS AT COPPERWOOD RESIDENTIAL COMMUNITY, INC.
FINE AND ENFORCEMENT POLICY

THE STATE OF TEXAS §
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WHEREAS, the Declaration of Covenants, Conditions and Restrictions of Villas at Copperwood, recorded in the Real Property Records of Harris County under Clerk's File No. 20150190967, (the "Declaration") subjects Villas at Copperwood, a subdivision in Harris County, Texas (the "Subdivision"), to the covenants, conditions, restrictions, easements, charges and liens set forth in the Declaration; and

WHEREAS, Article VI, Section 6.14 of the Association's Declaration provides that the Board of Directors (the "Board") of Villas at Copperwood Residential Community, Inc. (the "Association") may assess fines for violations of the Declaration; and

WHEREAS, the Association's Board had previously adopted a Fine and Enforcement Policy as Attachment 3 in the Community Manual, recorded in the Harris County Real Property Records under Clerk's File No. 20150192083; and

WHEREAS, the Board deems it to be in the best interest of the Association and the Subdivision to amend the Fine and Enforcement Policy as set forth below; and

WHEREAS, Article V, Section 5.4 of the Association's Bylaws (the "Bylaws") provides that a majority of the directors shall constitute a quorum for the transaction of business and that the votes of a majority of the directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board; and

WHEREAS, at a properly noticed and called meeting, at which at least a majority of the directors of the Board were present and at which at least a majority of the directors present did duly approve of amending the Fine and Enforcement Policy as set forth below.

NOW THEREFORE, to give notice of the matters set forth herein, the undersigned, being the President of the Association, does hereby certify that at least a majority of the directors of the Board were present and at least a majority of the directors of the Board present duly adopted a resolution to amend the Fine and Enforcement Policy as set forth below, to be effective upon recordation of this document in the Real Property Records of Harris County, Texas.

THEREFORE, BE IT RESOLVED: That Section "Schedule of Fines" is hereby amended to read as follows:

Schedule of Fines

The Board has adopted the following general schedule of fines. The number of notices set forth below does not mean that the Board is required to provide each notice prior to exercising additional remedies as set forth in the Restrictions. The Board may elect to pursue such additional remedies at any time in accordance with applicable law. The Board also reserves the right to set fine amounts on a case by case basis, provided the fine is reasonable in light of the nature, frequency, and effect of the violation:

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I. CURABLE VIOLATIONS

If a violations continues from day to day without intervening activity by the Owner responsible for the violation, standard fines will be levied each month, and the fine schedule may be as follows:

FIRST FINE:	\$25.00
SECOND FINE:	\$50.00
THIRD FINE:	\$75.00
FOURTH FINE:	\$100.00

ADDITIONAL FINES FOR THE SAME OR A SIMILAR VIOLATION WITHIN SIX (6) MONTHS, ARE SUBJECT TO CONTINUING FINES OF UP TO \$100.00 PER MONTH. AT ANY TIME, UPON THE DISCRETION OF THE BOARD, AN OWNER'S ACCOUNT MAY BE TURNED OVER TO THE ASSOCIATION'S ATTORNEY TO PURSUE LEGAL ACTION.

II. UNCURABLE VIOLATIONS:

If the violation consists of a single occurrence or separate occurrences, the fine may be levied immediately and for each instance, the Fine Schedule may be as follows:

FIRST FINE:	\$25.00
SECOND FINE:	\$50.00
THIRD FINE:	\$75.00
FOURTH FINE:	\$100.00

ADDITIONAL FINES FOR THE SAME OR A SIMILAR VIOLATION WITHIN SIX (6) MONTHS, ARE SUBJECT TO CONTINUING FINES OF \$500.00 PER OCCURRENCE. AT ANY TIME, UPON THE DISCRETION OF THE BOARD, AN OWNER'S ACCOUNT MAY BE TURNED OVER TO THE ASSOCIATION'S ATTORNEY TO PURSUE LEGAL ACTION.

EXECUTED this 30th day of December, 2023, to evidence the certification set forth above.

VILLAS AT COPPERWOOD RESIDENTIAL
COMMUNITY, INC.

Print Name: Randi Carice

Signature: Randi Carice

Position: President

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12/29/2023 11:31 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$26.00

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.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2023-489147