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RESOLUTION #2013-02

By The
CHAMBERS LANDING HOMEOWNERS ASSOCIATION, INC.
Board of Directors

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ENFORCEMENT POLICY

WHEREAS, The Board of Directors (the "Board") of Chambers Landing Homeowners Association, Inc. (the "Association") is empowered to govern the affairs of the Association pursuant to Article II Section 201 of the Bylaws; and

WHEREAS, The Board desires to establish orderly and consistent procedures for the enforcement of the Rules and Regulations, the Architectural Control Guidelines, and the Restrictive Covenants set forth in the Declaration of Covenants, Conditions, and Restrictions (the "Declaration") for Chambers Landing Phase 1, against violating owners.

NOW, THEREFORE, IT IS RESOLVED that the following procedures and practices are established for the enforcement of Chambers Landing's Governing Documents and for the elimination of violations of such provisions found to exist in, on and about the property subject to the Declaration. (To be referred to herein as the "Enforcement Policy").

Establishment of Violation. Any condition, use, activity, or improvement which does not comply with the provisions of Chambers Landing's Governing Documents, shall constitute a "**Violation**" under this Policy for all purposes. Violations may be reported confidentially.

Report of Violation. The existence of a Violation will be verified by a Director of the Board or a Member of the Architectural Control Committee. A timely written report shall be prepared for each Violation.

Courtesy Notice: A courtesy notice will be given to the property owner describing the nature of the violation, and notification that if the violation is corrected within 10 days, no further action will be taken. The courtesy notice will be sent no later than 3 days following the knowledge/ and or observation of such violation.

Second Notice of Violation: If the alleged violation has not been corrected within ten (10) days from the date of the Courtesy Notice, A Chapter 209 Notice will be sent via first class mail addressed to the last registered address of the Owner as listed in the Association's records. The second Notice will:

- 1) Describe the violation and the necessary steps to cure the violation.
- 2) Provide a reasonable time to cure the violation and avoid suspension or fine.
- 3) Inform the owner that they are entitled to request a hearing before the Board on or before the thirtieth (30th) day after receipt of the notice.
- 4) Inform the owner of the remedies available to the Board if the Violation is not corrected (fines, suspension of common area use, lawsuit)
- 5) Include information about the Service Members Civil Relief Act, if the lot owner is serving on active military duty.

Final Notice of Violation: If the alleged violation has not been corrected within thirty (30) days, a Final Notice will be sent via First Class and Certified Mail, Return Receipt Requested. It will contain all of the information provided in the Second Notice. It will also state that fines in the amount of Ten Dollars (\$10.00) per day will be charged to the Owner's account and further enforcement by the Association,

including legal action will ensue. The aggregate amount of violation fines imposed for the same Violation shall not exceed Five Hundred Dollars (\$500.00)

Request for a Hearing: If a written request for a hearing is received by any Member of the Board or the Architectural Control Committee on or before the thirtieth (30th) day after the date of the Violation Notice, the Secretary shall notify the violator of the date, time and place of the hearing not later than the tenth (10th) day before the scheduled hearing. Any Notice requirements outlined in this policy shall be satisfied if a copy of the Notice of Violation, along with a statement as to the date and method of delivery, is entered into the minutes of the meeting, or if the alleged violator appears at the hearings.

Referral to Legal Council: Where a Violation is determined to exist and where the Board deems it to be in the best interest of the Association, the Board may refer such Violation to legal counsel and the owner responsible for the Violation of which abatement is sought shall pay all costs, including reasonable attorney's fees and expenses actually incurred.

IT IS FURTHER RESOLVED, that the Notice and Hearing provisions of this Enforcement Policy are intended to comply with Chapter 209 of the Texas Property Code, and to the extent that any provisions governing same contained herein conflict with the Bylaws, Chapter 209 of the Texas Property Code and this Enforcement Policy shall control. This Enforcement Policy shall be filed of record in the Real Property Records of Navarro County, Texas.

This Policy was duly adopted at a meeting of the Board of Directors held on: Dec. 8, 2013

Lanny Gilliam

THE STATE OF TEXAS §
COUNTY OF NAVARRO §

This instrument was acknowledged before me on 10th day of December, 2013, by Lanny Gilliam, President of Chambers Landing Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.



[Signature]
Notary Public Signature

STATE OF TEXAS
COUNTY OF NAVARRO
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded and stamped hereon by me.
Dec 10 2013
Filed for Record in:
Navarro County
On: Dec 10, 2013 at 03:21P
As a
Recording
Document Number: 00009904
Amount: 20.00
Receipt Number - 58340
By:
Sana Chandlar

Sherry Dowd, COUNTY CLERK
Navarro County

AFTER RECORDING RETURN TO:
Chambers Landing Homeowners Association, Inc.
Jane Abel, Secretary
Post Office Box 1353
Corsicana, Texas 75151