

Denton County  
Cynthia Mitchell  
County Clerk  
Denton, Tx 76202



70 2011 00013731

Instrument Number: 2011-13731

As

Recorded On: February 14, 2011

Misc General Fee Doc

Parties: LAKEVIEW RANCH HOA

Billable Pages: 2

To

Number of Pages: 2

Comment:

( Parties listed above are for Clerks reference only )

**\*\* Examined and Charged as Follows: \*\***

Misc General Fee Doc	15.00
<b>Total Recording:</b>	<b>15.00</b>

\*\*\*\*\* DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

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.

**File Information:**

Document Number: 2011-13731

Receipt Number: 764162

Recorded Date/Time: February 14, 2011 09:35:30A

User / Station: D Kitzmiller - Cash Station 2

**Record and Return To:**

VISION COMMUNITIES MANAGEMENT

2301 OHIO DRIVE

STE 236

PLANO TX 75093



THE STATE OF TEXAS }  
COUNTY OF DENTON }

I hereby certify that this instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

*C Mitchell*

County Clerk  
Denton County, Texas

**LAKEVIEW RANCH  
Homeowners Association, Inc.**

**FINE POLICY**

On January 18 2011, the Board of Directors of the Lakeview Ranch Homeowners Association, Inc. adopted the following Fine Policy for the enforcement of the Association's Governing Documents.

1. **Final Violation Notice (Warning):** Homeowners will be notified when they have failed to cure a violation within the initial allotted time period allowed, an will be given a time period of thirty (30) days in which to correct the violation.
2. **Assessment of Fine (Hearing Notice):** If after the 30 day time period given the violation continues, the homeowner will be notified that a fine has been levied against his/her account.

**"Appeal Process":** If a homeowner so chooses, an appeal can be made via written request to the board, care of the Management Company, within 30 calendar days of receiving the first notice. Within 10 calendar days of receiving the homeowner's request, the homeowner will be provided a notice of the date, time, and place of the hearing. This hearing will be scheduled for a date within 45 calendar days from the date the request was received and the hearing will be scheduled to provide a reasonable opportunity for both the homeowner and the board to attend. Failure to submit an appeal or to appear at a scheduled hearing will result in an automatic appeal denial. Failure to correct the violation and/or pay the fine will follow the fine schedule outlined in this Fining Policy.

**FINE SCHEDULE**

- 1st Fine:** An owner will receive a fine of \$25.00 and 10 days to comply, if compliance is not met then;
- 2<sup>nd</sup> Fine:** An owner will receive an additional fine of \$50.00 and 10 days to comply, if compliance is not met then; the owner will receive an additional \$50.00 fine automatically every 10 days until compliance is met, with a fine ceiling or cap of \$500.00. The Board may then make the determination if the violation is sufficient to require the Association to remedy the violation at the owner's expense or refer the matter to the Association attorney.

**Note:** Any accrued fines take precedence over HOA dues and will be deducted from payments prior to the reduction of a resident's dues balance. All of these fines will be collected thru the collections department as are the association dues.

This is to certify that the foregoing resolution was adopted by the Board of Directors at a meeting of same in January, 2011, and has not been rescinded or revoked.

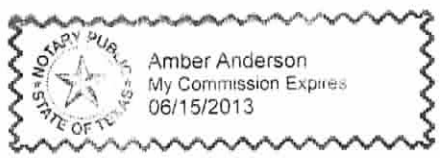
Date: 1/19/2011 By: *Carla Guhr*  
Carla Guhr, President Lakeview Ranch HOA

Date: " By: *Tom Brooks*  
Tom Brooks, Vice President Lakeview Ranch HOA

Date: " By: *John Myers*  
John Myers, Treasurer Lakeview Ranch HOA

This instrument was acknowledged before me on the 19<sup>th</sup> day of January, 2011,  
by *Carla Guhr* Carla Guhr, President Lakeview Ranch HOA.

*Amber Anderson*  
Notary Public  
6/15/2013  
Expiration date



**After filing return to:** Vision Communities Management, 2301 Ohio Drive #236, Plano, TX 75093