

Riverchase HOA

FINING POLICY

On November 1, 2006 the Board of Directors of the Riverchase Homeowners Association has amended the following Fining Policy for the enforcement of the Association's Governing Documents (to include the CC&R's, By-Laws, and Rules & Regulations):

1. **Violation Notice (Warning):** Homeowners will be notified when a violation occurs and will be given a time period of at least fifteen (15) days in which to correct the violation. Violations which present hazards for residents or are damaging property will require immediate correction and any costs for same will be assessed to the owner's account.
2. **Violation Notice (2nd Warning):** Homeowners will be notified a second time if the previously sited violation has not been corrected and will be given a time period of at least fifteen (15) days in which to correct the violation.
3. **Assessment of Fine (Hearing Notice):** If after the specific time period given the violation continues, the homeowner will be notified that a fine will be levied against his/her account.
4. **"Damage Assessment":** Violations that result in property damage or cause the Association to incur cleanup costs will result in a "Damage Assessment" on the homeowner's account. Non-payment of this type of assessment will result in a lien being placed on the property.
5. **"Appeal Process":** If a homeowner so chooses, an appeal can be made via written request to the board within 30 calendar days of receiving the first violation notice. Within 10 calendar days of receiving the homeowner's request, the board will give the homeowner 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 by the board, and the hearing should 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.
6. All notices regarding landscaping violations are considered active for 6 months from the date of the last notice.
7. All notices regarding any other violations are considered active for 12 months from the date of the last notice.

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FINE SCHEDULE

- 1st Fine:** An owner will receive a fine of \$25.00 and a minimum of 14 days to comply, if compliance is not met then;
- 2nd Fine:** An owner will receive an additional fine of \$50.00 and a minimum of 7 days to comply, if compliance is not met then;
- 3rd Fine:** An owner will receive an additional fine of \$100.00. If compliance is not met within a minimum of 3 days, the owner will receive an additional \$100.00 fine automatically every 10 days until compliance is met.

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 the same as the association dues.

Filed and Recorded
Official Public Records
Brenda Taylor, County Clerk
Collin County, TEXAS
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Brenda Taylor