

RESOLUTION OF THE BOARD OF DIRECTORS
OF
SPRINGFIELD ESTATES (GARLAND) HOMEOWNERS ASSOCIATION, INC.
Garland, Texas 75040

The undersigned Secretary of Springfield Estates (Garland) Homeowners Association, Inc., a Texas non-profit corporation (the "Association"), hereby certifies that the following are true, correct and complete resolutions of the Board of Directors of the Association duly adopted at the regularly called meeting of the Board of Directors on the 19th day of March, 2016 and the same are now in full force and effect:

WHEREAS, the Board of Directors finds there is a need to amend the Association's Covenant Enforcement and Fining Policy originally enacted by the Board of Directors, and subsequently amended from time-to-time (the "Enforcement Policy");

After motion made and seconded, it was

RESOLVED, that the following numbered paragraphs shall amend, modify, and supersede the corresponding numbered paragraphs in the Enforcement Policy. All other paragraphs contained in the Enforcement Policy not amended, modified, and superseded hereby shall remain in full force and effect:

3. Notice of Violation. As soon as practicable after the verification report is prepared, the Association will forward to the Owner of the Lot in question written notice of the Violation(s). Such notice shall be delivered by certified mail. Such notice may also be sent by regular mail, certified mail/, hand delivery, by leaving a copy attached to the front door of the Owner's residence, or e-mail in the Board of Director's discretion. A Notice of Violation will state the following:

- a. The nature, description and location of the Violation, including any property damage caused by the Owner;
- b. The authority for establishing the Violation, including the authority for recovering property damages caused by the Owner;
- c. the proposed sanction to be imposed, including the amount of any fine or the amount claimed to be due from the Owner for property damage;
- d. If the Violation, other than recurring violations that are temporary in nature (parking, lawn maintenance, etc.), is corrected or eliminated within twenty (20) days after the Owner's receipt of

the Notice of Violation that a fine will not be assessed and that no further action will be taken;

e. The Owner may, on or before twenty (20) days from the receipt of the Notice of Violation, deliver to the Association a written request for a hearing;

f. If the Violation is not corrected or eliminated within the time period specified in the Notice of Violation, or if a written request for a hearing is not submitted on or before twenty (20) days from the receipt of the Notice of Violation, that the sanctions delineated in the Notice of Violation may be imposed and that any attorney's fees and costs will be charged to the Owner and a lien placed upon the Owner's property; and,

g. In the event that sanctions are imposed as stated in the Notice of Violation because the Violation was not corrected or eliminated in the time period specified, the Notice of Violation shall provide notice to the Owner that the Owner may pay the sanctions under an installment payment plan not to exceed 12 months pursuant to the Payment Plan Guidelines adopted by the Association.

A Notice of Violation need not be sent if the alleged violator has previously received a Notice of Violation relating to a same Violation within twenty (20) days of the occurrence of the current Violation and was given a reasonable opportunity to cure the Violation. If the alleged violator was given notice and an opportunity to cure the same Violation within the previous twenty (20) days, the Association may impose sanctions as authorized by the Governing Documents and/or this Enforcement Policy without additional notice to the Owner other than the Final Notice of Violation described in Paragraph 4 below.

9. Fines. Subject to provisions of this Enforcement Policy and/or the Governing Documents, the imposition of fines will be on the following basis:

a. Fines will be based on a per violation charge in an amount of \$25.00 for the first violation and shall increase in \$25.00 increments for each violation not cured within 20 days or which reoccur in the 20-day period after receipt of a Notice of Violation;

b. Imposition of fines will be in addition to and not exclusive of any other rights, remedies and recoveries of the Association as created by the Governing Documents, this Enforcement Policy, or Texas law;

c. Fines are imposed against Lots and become the personal obligation of the Owners of such lots.

10. Notices. Unless otherwise provided in the Enforcement Policy, all notices required by this Enforcement Policy shall be in writing and shall be deemed to have been duly given if sent in accordance with the Enforcement Policy.

a. Where the notice is directed by certified mail, notice shall be deemed to have been given on the date set forth in the notice and shall be deemed to have been received at the address of the recipient as designated in writing and filed with the Secretary of the Association or, if no such address has been designated, to the last known address of the recipient, as of the third calendar day following the date set forth in the notice;

b. Where a day required for an action to be taken or a notice to be given, sent, delivered, or received, as the case may be, falls on a Saturday, Sunday, or legal holiday, the required date for the action or notice will be extended to the first day following which is not a Saturday, Sunday, or legal holiday.

c. Where the Board of Directors has actual knowledge that such situation exists, any action to be taken pursuant to this Enforcement Policy which would directly affect the property of a third party or would be the responsibility of a party other than the Owner (e.g., tenants' parking, tenants' maintaining property, etc.), notices required under this Enforcement Policy may be given, if possible, to such third party in addition to the Owner. Notwithstanding any notices sent to a third party, the Owner remains the party responsible for compliance with the requirements of the Governing Documents. The Board of Directors shall accept a response from any such third party only upon the written direction of the Owner of the Lot upon which the Violation exists.

d. Where the interests of an Owner in a Lot have been handled by a representative or agent of such Owner or where an Owner has otherwise acted so as to put the Association on notice of such representative's or agent's capacity, communication from the Association pursuant to this Enforcement Policy will be deemed full and effective for all purposes if given to such representative or agent.

e. Where an Owner transfers record title to a Lot at any time during the pendency of any procedure prescribed by this Enforcement Policy, such Owner shall remain personally liable for all fines and costs levied under this Enforcement Policy. As soon as practical after receipt by the Association of a notice of change in the record title to a Lot which is the subject of enforcement proceedings under this Enforcement Policy, the Board of Directors may begin enforcement proceedings against the new Owner in accordance with this Enforcement Policy. The new Owner shall be personally liable for all fines and costs levied under this

Enforcement Policy, which are the result of the new Owner's failure and/or refusal to correct or eliminate the Violation in the time and manner specified under this Enforcement Policy.

FURTHER RESOLVED, that the officers of the Association are authorized to execute any and all documents necessary to carry out the intent of this Resolution.

IN WITNESS WHEREOF, I have hereunto set my hand on the date set forth below, but whereas this resolution is dated effective the 19th day of March, 2016.

**Springfield Estates (Garland)
Homeowners Association, Inc.**

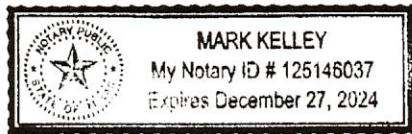
By: 
Craig Curtis,
Duly Authorized Officer/Agent

STATE OF TEXAS

COUNTY OF COLLIN

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This instrument was acknowledged before me on this 3rd day of ~~February~~ March, 2024, by Craig Curtis, Duly Authorized Officer/Agent of Springfield Estates (Garland) Homeowners Association, Inc.




Notary Public, State of Texas

Violation Fines

Maintenance of Yard – mowed, edged, weed-eating, dead grass

Flowerbeds – dead vegetation, border, edging, mulch, rocks, weeds

Trees – dead, cut back limbs, stump

Fence – boards, stain, paint, gate

Home – paint, doors, window, rain gutters, roof, chimney, garage door, shutters, driveway, a/c, signs, storage of building materials, debris, trash, holiday lights out of season, unapproved business

ARC – no application for project

Parking – no unauthorized parking

Animals – no unauthorized animals

As these are the most common violations, there may be other issues that arise that would warrant a violation letter.

If you feel that a violation is incorrect, you may, on or before thirty (30) days from receipt of the Notice of Violation, deliver to the Association a written request for a hearing with the Board of Directors. Request should be sent to 24/7 Property Management, P.O. Box 940934, Plano, Texas 75094.

There is a payment plan available for all delinquent accounts.