

# **CARRINGTON RANCH PROPERTY OWNERS ASSOCIATION**

DATE: 2/12/01

We, the Board of Directors of Carrington Ranch Property Owners Association, do hereby establish the following fine schedule for restriction violations:

## **1) New Construction**

**Violation:** Starting a new building (home, garage, barn, storage building) without approval of the ACC committee is hereby defined as foundation form boards set. Tree removal, lot preparation is allowed prior to approval.

**Fine:** \$1,000.00 plus \$25.00 per day for every day after violation notice has been posted on site until the ACC has issued approval.

**Violation:** Building something other than what was approved by the ACC.

**Fine:** \$500.00 plus \$25.00 per day for every day after violation notice has been issued and until the Homeowner has resubmitted new plans and they are approved.

## **2) Remodeling**

**Violation:** Starting a remodeling project without approval of ACC is hereby defined as any foundation or demolition work. A remodeling project is hereby defined as any change or addition to existing house, barn or garage.

**Fine:** \$250.00 plus \$25.00 per day for every day after violation notice has been posted on site until the ACC has issued approval.

## **3) Driveway**

**Violation:** Failure to install driveway per deed restrictions.

**Fine:** \$25.00 per day for every day after violation notice has been posted on site until the ACC has issued approval.

## **4) Fences**

**Violation:** Failure to install fence per deed restrictions.

**Fine:** \$25.00 per day for every day after violation notice has been posted on site until the ACC has issued approval.

## **5) Miscellaneous**

**Violation:** Yard not properly maintained. A properly maintained yard shall be mowed when ever grass exceeds 10" in length and edged. The yard shall be free of broken tree limbs, trash, stored material or any other unsightly material.

**Fine:** \$25.00 per day after violation notice.

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## **PROCEDURES FOR ENFORCING RESTRICTIVE COVENANT VIOLATIONS**

### **Part 1. Notification and Response.**

Notification of violation to property owner: Property owners in violation of restrictive covenants will receive initial notification via letter, personal visit, telephone call by a Carrington Ranch Property Owners Association ("CRPOA") board member in good standing, or by the contracted Property Management Company.

Property owner response: From initial notification, property owner has 20 days to contact the Property Management Company or the CRPOA board, either verbally or in writing, with intended corrective action stated. However, in cases of a variance, fence or structure violation, the intended corrective action must be submitted in writing, in the same 20 day time-frame, by the property owner in the proper format as laid out by the restrictive covenants.

Failure to respond: If, within 20 days after initial notification, property owner fails to contact the board, a certified letter will be sent to the property owner from the board, a certified letter will be sent to the property owner from the board again notifying the restrictive covenant violation and will request a formal written proposed corrective action from the property owner. If, within 10 days of receipt, the property owner does not respond, legal counsel for CRPOA will send a certified letter requesting corrective action to the violation and will address what legal action will be taken if property owner fails to comply.

### **Part II. Board review of Property Owners proposed corrective action and corrective action time frame.**

Board response to property owners proposed action: Upon submitting corrective action to the board, the Architectural Control Committee (ACC) and Board will approve or reject the submitted corrections and will notify property owner of their decision within 20 days. The reply from the board may be verbal or written unless variance, fencing or structure violations are involved in which case the reply will be written.

Disapproval of proposed action: In the event the ACC and Board rejects the proposed corrective action, the property owner has 10 days from the rejection notification to resubmit new intended corrective action in accordance with the restrictive covenants and will follow procedures as mentioned above. If the resubmitted proposed correction is not approved, or in the event not resubmitted, the board has the right to engage legal counsel

and take necessary legal action to correct the violation.

Approval of proposed action: From the date of ACC and Board approval notification, the property owner will have 30 days to take corrective action. In cases of fencing or structure violation, work must begin within the 30 day allotment and shall be completed within a 60 day time-frame once work begins. Extensions will be granted in extenuating circumstances. Requests for extensions must be in writing and be submitted to the board before the 60 day time-frame expires.

If you have any questions, contact any board member of ACC member. Mail requests to CRPOA, 11 Flint Rock Cove, Liberty Hill, TX 78642.

# CARRINGTON RANCH PROPERTY OWNERS ASSOCIATION

## NOTICE OF VIOLATION OF THE RESTRICTIVE COVENANTS AND DEED RESTRICTIONS

### 60 Day Notice

ADDRESS: \_\_\_\_\_ DATE OF VIOLATION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

VIOLATION: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Reference to Violation Stated Above:

Per Paragraph \_\_\_\_\_ of Section \_\_\_\_\_ of the Restrictive Covenants and  
Restrictions of Carrington Ranch.

Fine: \$ \_\_\_\_\_ plus \$ \_\_\_\_\_ per day starting \_\_\_\_\_.

As a Carrington Ranch Property Owner, you have 60 days to comply. At this time you  
are requested to submit a written proposed corrective action letter stating your  
intention to comply. Non-compliance will result in the filing of a lien on your property  
with Williamson County Courthouse.

\_\_\_\_\_  
*Board of Director Member*

\_\_\_\_\_  
*Date*