

**PLANTATION LAKES COMMUNITY ASSOCIATION  
RESOLUTION REGARDING ASSESSMENT OF FINES FOR VIOLATIONS OF  
RESTRICTIVE COVENANTS AND/OR RULES AND REGULATIONS**

WHEREAS, Article 1396-2.02(15) of the Texas Non-Profit Corporation Act authorizes non-profit corporations to have and exercise all powers necessary or appropriate to effect any or all of the purposes for which the corporation is organized; and

WHEREAS, Article XV Section F of the Declaration of Covenants, Conditions, Restrictions for Plantation Lakes Community Association, Inc. (hereinafter "Declaration"), recorded under Waller County Clerk's File No. 403932 and recorded under Grimes County Clerk's File No. 194638, provides that the Association shall have the power to enforce the provisions of the Declaration and of Rules and Regulations by all lawful means, including levying and collecting reasonable and uniformly applied fines and penalties, established in advance.

NOW THEREFORE, BE IT RESOLVED THAT: the following policy regarding assessment of fines for violations of restrictive covenants and/or rules and regulations is hereby adopted:

**FINE POLICY**

1st Fine: After an owner has received notice of a violation and has not corrected, notice will be sent to the owner advising that a fine of \$100 has been assessed and giving the owner a reasonable timeframe to correct in order to avoid further fines.

2<sup>nd</sup> Fine: If the violation has not been corrected, notice will be sent to the owner advising that a second fine of \$150 has been assessed and giving the owner a reasonable timeframe to correct in order to avoid a further fine.

3<sup>rd</sup> Fine: If the violation has still not been corrected, notice will be sent to the owner advising that a third fine of \$200 has been assessed. If the owner does not respond to this notice and correct the violation, the matter will be turned over to the association's attorney for legal action.

**AFTER RECORDING PLEASE RETURN TO:  
PRINCIPAL MANAGEMENT GROUP OF HOUSTON  
11000 CORPORATE CENTRE DRIVE, SUITE 150  
HOUSTON, TX 77041**

Adopted this 8th day of February, 2011, by at least a majority of the Board of Directors of the Association.

PLANTAION LAKES COMMUNITY ASSOCIATION, INC.

Frank L. Adams  
Secretary

Print Name: Frank L. Adams

THE STATE OF TEXAS

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§  
§

COUNTY OF HARRIS

THIS INSTRUMENT was acknowledged before me on this the 8th day of March, 2011, by the said Secretary of PLANTAION LAKES COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.

Melissa D. Martin

NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



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FILED FOR RECORD

12 JAN 23 PM 2:33

DEBBIE HALLAN  
COUNTY CLERK  
WALLER COUNTY, TX.  
*Debbie Hallan* DEPUT

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Vol 1407 Pg 608

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THE STATE OF TEXAS  
COUNTY OF WALLER

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Records of Waller County, Texas, in the Volume and Page as noted hereon by me.



*Debbie Hallan*  
County Clerk, Waller County, Texas

Filed for Record in:

Grimes County

On: Feb 22, 2012 at 03:01P

As a

RECORDINGS

Document Number: 00248068

Amount: 24.00

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By: Tina S Schroeder

STATE OF TEXAS

COUNTY OF GRIMES

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of:  
Grimes County  
as stamped hereon by me.  
Feb 22, 2012

David Puskas, County Clerk  
Grimes County