

Effective January 1, 2024

Schedule of Fines

Violation of Covenants

1st \$200

2nd \$500

3rd \$1000

4th Legal Proceedings

The Board reserves the right as stated in our Covenants to recover damages and or legal expenses in addition to the listed fine schedule.

If an association's declaration grants it the right to impose fines for violations, it must notify the property owner in writing via certified mail before imposing the fine. According to [Section 209.006 of the Property Code](#), the notice must contain the following information:

- A description of the violation- see attached Covenants and Bylaws
- The amount the property owner owes to the association as a result of the violation- see fine schedule listed above.
- A statement that the owner has 30 days from the date the notice was mailed to request a hearing before the Board of Directors- All property owners will be given 30 days from the date of the notice of violation to request a hearing with the Board of Directors.
- Notice of any special rights or relief that the owner might have under the law, including the Service members Civil Relief Act- as allowed under the law.
- If the violation is not a threat to public health or safety and is of a "curable nature," a reasonable amount of time period to fix the violation and avoid the fine. The notice should state the date by which the violation must be fixed- Warnings will be utilized whenever possible to avoid fines and resolve the violation.