



To: HCRHOA Board Members
From: Donald Musel, HCRHOA President / ACC Chairman
Date: 24 June 2019
Re: Schedule of fines for violations policy letter.

The following is a HOA policy letter regarding the standard schedule of fines that would apply to property owners that are found in violation of the terms of the deed restrictions for Horse Creek Ranch Homeowners Association and how those fines would be applied. A more detailed description of the violation process and sample letters can be found in the ACC operating procedures document available on the HOA website.

Type of Violation	Description	Fine
Initial Violation	Fine imposed if the property owner fails to correct the violation within the first 45 calendar day period.	\$100.00
Continuous Violation	Non-compliance fine to be levied if homeowner fails or refuses to initiate corrective action after 90 days, recurring at 45-day intervals. (Additional notice may be given but is not required prior to levy of fine)	\$500.00
Repeat Violation	Fine imposed for a repeat of a previous violation after initial correction. (Additional notice may be given but is not required prior to levy of fine)	\$250.00

Standard Application

Upon initial notification of a violation, the property owner is required to immediately correct the violation and notify the board of the correction or reply within 21 days with a written solution to the violation and will be given, as standard, 45 days* to complete the necessary corrective action. If the violation is not remedied within the prescribed time allotment then the "Initial Violation" fine as stated above, will be assessed.

If the property owner fails or refuses to correct the violation after an additional 45 days a "Continuous Violation" fine will be assessed at 45-day intervals until the violation is corrected (not to exceed \$3500 total fees** per calendar year).

Any additional costs and legal fees associated in the pursuit of a remedy will be added to the fines assessed said property owner.

Failure to pay fines and complete the necessary actions can lead to liens being filed and foreclosure of said property within the legal confines of Texas State Law.

Passage

Policy letter adopted by the HOA Board with unanimous vote and is recorded in the 6-22-2019 meeting minutes.



**Horse Creek Ranch
Homeowners Association**

2019

PO Box 92, Moody, TX 76557

Notification

This policy letter has been posted on the HOA website under the *Architecture - Deed Restrictions* tab and written notification with a copy of this letter will be sent via mail to all property owners.

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*If the board accepts a plan from the property owner to remedy the violation that is outside the scope of the standard 45-day policy due to special circumstances or hardship, then the "Violation Fine" assessment dates will be adjusted to the new terms of that plan.

** "Total fees" does not include legal fees or other costs incurred by the HOA to resolve the violation.