

VISTA HILLS COMMUNITY ASSOCIATION
FINES AND ENFORCEMENT POLICY

STATE OF TEXAS §
 §
COUNTY OF GRIMES §

KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS, the VISTA HILLS COMMUNITY ASSOCIATION, ("Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the various sections of the community (referred to collectively as "Declarations"); and

WHEREAS, chapter 209 of the Texas Property Code was amended effective January 1, 2024, to add Section 209.0061 thereto regarding Fines and Enforcement Policy; and

WHEREAS, the Board of Directors of the Association ("Board") desires to establish a policy for fines and enforcement consistent with Section 209.0061 and to provide clear and definitive guidance to Owners.

NOW, THEREFORE, the Board has duly adopted the following *Fines and Enforcement Policy*.

The Vista Hills Community Association (VHCA) has established the following Fines and Enforcement Policy for violation of provisions of the VHCA Declarations, including, the Declaration of Covenants, By-Laws, and/or Architectural Review Committee (ARC) Guidelines. This Fines and Enforcement Policy is adopted in accordance with the guidelines approved by the VHCA Board. This policy is subject to amendment or modification as situations warrant, by majority vote of the VHCA Board.

Stage I: First Notice, Educational Phone Call or Email

An educational phone call or Email will be placed by a representative of the VHCA Board to explain the violation, answer questions and inquire as to whether a specific hardship is preventing compliance with the VHCA Declarations. The VHCA Board member will notify the Owner to comply within 15 calendar days of verbal notice (unless a longer period of time was agreed upon by the VHCA Board and Owner). The VHCA Board shall retain record(s) of the phone contacts and/or Emails.

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Stage II: Second Notice, Warning Letter

If the violation is not cured within 15 calendar days (or any such longer period as may have been agreed by the parties) of the first verbal or Email notice, a Warning Letter will be sent via U.S. certified mail with a return receipt request to the Owner of the property within 72 hours of the 15-calendar day deadline.

Stage III: Third Notice, Assessment of Initial Monetary Penalty

The VHCA Board will assess a monetary penalty according to the Fine Schedule if the Owner has not corrected the violation within 15 calendar days of the 2nd notice. This notice shall be sent by U.S. certified mail with a return receipt request and the Owner will be responsible for a certified fee added to the penalty.

Stage IV: Assessment of Additional Monetary Penalties

Additional penalties will be imposed if the Owner has not corrected the violation within 30 calendar days of the 3rd notice. If the violation is corrected and then repeated, a new Warning Letter will be sent via U. S. certified mail with a return receipt request and the Owner will be responsible for a certified fee added to the penalty, on behalf of the VHCA, starting with Stage II.

Legal Remedies and Lien Enforcement

The VHCA Board reserves the right, after the time period provided in the 3rd notice has expired, to take appropriate legal enforcement action, including, without limitation, enforcing a lien against the property. Owner will be responsible for reimbursing the VHCA for all costs and legal fees associated with the lien filing and enforcement.

Opportunity to be Heard

Notwithstanding the provisions stated above, an Owner may request a hearing before the VHCA Board at any time during this process in order to dispute the validity of the alleged violation or any aspect of the enforcement process. The Owner may request a hearing scheduled with the VHCA Board within 30 calendar days of receipt of the 2nd Stage (Written) Warning. The hearing will be held at a regularly scheduled VHCA Board Meeting and the determination of the Board, acting by majority vote, shall be binding.

FINE SCHEDULE

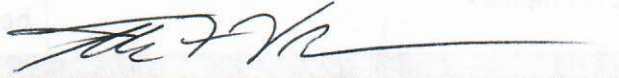
ARC Violations	Monetary Penalty	Implementation Plan
Construction, property alterations and/or improvements in process or completed without ARC approval, including without limitation Article VII of the Declaration of Covenants and the ARC Guidelines.	\$100.00	Monetary fine will be implemented at Stage III - Third Notice.
	\$100.00 per month	Monthly monetary fine will be implemented at Stage IV - Assessment of Additional Monetary Penalty. *See note below.
Violations	Monetary Penalty	Implementation Plan
Violation of Article VIII of the Declaration of Covenants, Maintenance	\$25.00	Monetary fine will be implemented at Stage III - Third Notice.
	\$50.00 per month	Monthly monetary fine will be implemented at Stage IV - Assessment of Additional Monetary Penalty. *See note below.
Violation of Article VI of the Declaration of Covenants, Use Restrictions	\$50.00	Monetary fine will be implemented at Stage III - Third Notice.
	\$100.00 per month	Monthly monetary fine will be implemented at Stage IV - Assessment of Additional Monetary Penalty. *See note below.
Association Dues	Monetary Penalty	Implementation Plan
Late Association Dues Payment	\$25.00	Due date is January 31st. Monetary fine will be implemented, the 2nd day past the due date. Enforcement Communication will begin with Stage I.
	\$50.00 per month	Monthly monetary late fee increase will be implemented at Stage IV - Assessment of Additional Monetary Penalty. Legal Remedies and Lien Enforcement may also apply.

*Note: In accordance with Texas property code 209.007 the HOA Board reserves the right to adjust fines on a case-by-case basis dependent on the length and severity of the violation.

Vista Hills Community Association
Fines and Enforcement Policy

This Policy is effective upon recordation in the Public Records of GRIMES County, and supersedes any policy regarding fines and enforcement which may have previously been in effect. Except as affected by Section 209.0061 and/or by this Policy, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.

Approved and adopted by the Board on this 25th day of MARCH, 2024.

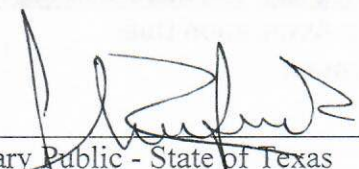
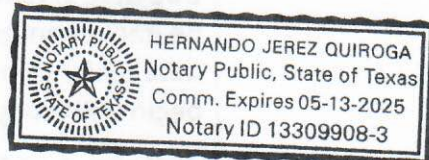


THOMAS F. VAN DORPLE
PRESIDENT
VISTA HILLS COMMUNITY ASSOCIATION

STATE OF TEXAS §
 §
COUNTY OF GRIMES §

BEFORE ME, the undersigned authority, on this day personally appeared Thomas F. Van Dorple, the President of Vista Hills Community Association, known by me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and, in the capacity, therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, 25th day of
March 2024.



Notary Public - State of Texas

After Recording Return To:

Vista Hills Community Association, Inc
PO Box 1717
Navasota, TX 77868