

**HALLIE'S COVE HOMEOWNERS ASSOCIATION, INC.
FINES AND ENFORCEMENT POLICY**

**THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF BEXAR §**

WHEREAS, Hallie's Cove is a residential subdivision located in Bexar County, Texas (hereinafter the "Subdivision"); and,

WHEREAS, the Subdivision is subject to the Declaration of Covenants, Conditions and Restrictions for Hallie's Cove, executed on November 6, 2017, recorded in Document Number 2017022223, Official Public Records of Real Property of Bexar County, Texas, as amended (hereinafter "the Declaration"); and,

WHEREAS, the Subdivision is governed by a mandatory association of owners of lots in the Subdivision incorporated as a Texas non-profit corporation under the name "Hallie's Cove Homeowners Association, Inc." (hereinafter the "Association");

WHEREAS, the Association is managed by a governing authority consisting of a Board of Directors, as more fully set forth in the Declaration, the Certificate of Formation for the Association and the Bylaws for the Association; and,

WHEREAS, pursuant to Section 3.38(c)(ii) of the Declaration, "The Board has authority (but no obligation) to assess and charge the Owner who is liable with a reasonable fine, so long as the Board: (a) established fine prior to the violation; and (b) complies with Chapter 209 of the Texas Property Code or its successor statute. Said fines shall be a personal obligation of the Owner of the Lot at the time when fine is assessed, a charge on the Lot, shall be a continuing lien upon the Lot...."; and,

WHEREAS, Section 7.4 of the Declaration states that, "Each Owner is liable to the Association for any and all damages to the Common Area caused by the Owner, Residents of the Owner's Lot and/or guests, employees, agents or invitees of the Owner or a Resident of the Owner's Lot. A liable Owner shall pay the Association the full cost of repairs within thirty (30) days of the repairs. If the liable Owner fails to do so, the cost of repairs shall be assessed against the Owner's Lot and secured by the continuing lien upon the Lot and may be enforced as provided in Section 4.10 herein."; and,

WHEREAS, Article IV, Subtitle C, Section 1 of the Bylaws provides that, "The Board shall be responsible for the affairs of the Association and shall have all of the powers necessary for the administration of the Association's affairs, including but not limited to the following:

- (a) Making, adopting and amending rules and regulations that will, in the Board's sole discretion: (i) promote the welfare, health and/or safety of the Members and/or the Association; (ii) promote the maintenance of the Common Area, or govern the use of the Common Area and the personal conduct of the Members and their guests thereon; and/or

(iii) clarify a provision set forth in these Bylaws, the Declaration or the Certificate of Formation, and,

(b) Promulgating, implementing and collecting reasonable fines for violations of any corporate document of the Association, which fines shall constitute liens on the Lots owned by the violating Owners and may be collected as assessments under the Declaration"; and,

WHEREAS, the Board of Directors of the Association is of the opinion that it is in the best interest of the property values in the Subdivision and for the protection of the benefit of the members of the Association to adopt a Fines and Enforcement Policy as authorized by Declaration and the Bylaws;

NOW, THEREFORE, BE IT, AND IT IS HEREBY, RESOLVED that the following Fines and Enforcement Policy is hereby adopted by the Board of Directors:

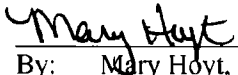
Any Owner found by the Board of Directors of the Association to have failed to comply with their obligations of the Declaration shall be subject to a fine, which will constitute a personal obligation of that Owner. The amount of the fine shall be \$25.00 per violation. The cumulative amount of fines for any single violation for any twelve-month period is \$1,000.00, except as provided otherwise in Section 7.4 of the Declaration. Before the Association imposes any fine, it shall comply with the notice of hearing requirements contained in Section 209.006, Texas Property Code, and Section 209.007, Texas Property Code. Further, should any person dump any rubbish, debris or trash on the Common Area of the Subdivision, including in the drainage system, then that person shall be obligated to pay for the cost of removal of those objects, in addition to any other obligation owed to the Association.

The foregoing Fines Policy was approved by a majority vote of the Board of Directors at an open meeting called with notice to the Members, as certified by the signatures of the President and Secretary of the Association below.

Signed effective the 19 day of January, 2021.

HALLIE'S COVE HOMEOWNERS ASSOCIATION, INC.,
a Texas non-profit corporation

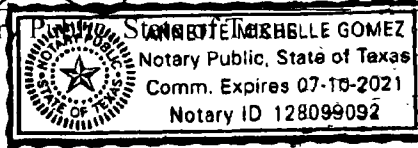

By: Michael Ingersoll, Its President


By: Mary Hoyt, Its Secretary

STATE OF TEXAS §
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COUNTY OF BEXAR §

Before me, the undersigned notary public, on this day personally appeared Michael Ingersoll, President of Hallie's Cove Homeowners Association, Inc., known to me or proved to me by presentation to me of a governmentally-issued identification card to be one of the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed it for the purposes and consideration expressed in it.

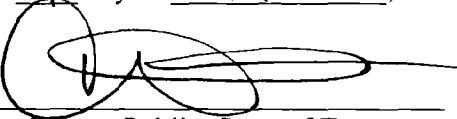
Given under my hand and seal of office the 19 day of Jan, 2021.

Notary 


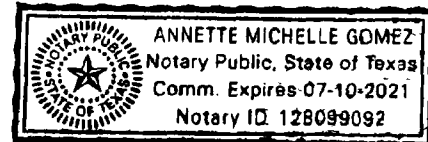
STATE OF TEXAS §
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COUNTY OF BEXAR §

Before me, the undersigned notary public, on this day personally appeared Mary Hoyt, Secretary of Hallie's Cove Homeowners Association, Inc., known to me or proved to me by presentation to me of a governmentally-issued identification card to be one of the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office the 19 day of Jan, 2021.


Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Tom L. Newton, Jr.
Allen, Stein & Durbin, P.C.
6243 IH-10 West, 7th Floor
San Antonio, TX 78201



File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

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Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 1/19/2021 4:15 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk