



# NORTH WATERFORD COMMUNITY ASSOCIATION, INC. VIOLATION FINE POLICY RESOLUTION

I, the President of NORTH WATERFORD COMMUNITY ASSOCIATION, INC., a Texas non-profit corporation organized under the Texas Non-Profit Corporation Act, do hereby certify that a regular meeting of the Board of Directors was held on the 2 day of November, 2022, with a majority of Directors being present and remaining throughout and being duly authorized to transact business, the follow resolution was duly made and approved:

**Whereas**, North Waterford Community Association, Inc. (the “Association”) is charged by the Declaration of Covenants, Conditions and Restrictions for North Waterford Community (the “Declaration”) with the responsibility of vigorously enforcing the covenants, by-laws and regulations of the Association (the “Governing Documents”); and

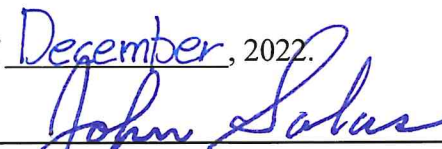
**Whereas**, the Board of Directors of North Waterford Community Association, Inc. (the “Board”) wishes to memorialize in its minutes its policy in the event of violations of the Governing Documents by the Owners. This policy is in addition to the policies set out in the covenants, by-laws and regulations of the Association; and

**Whereas**, The Board desires to establish a fine policy in accordance with Section 204 of the Texas Property Code;

**Now therefore be it resolved that** any Owners not timely correcting violations after a First Letter from the management company will be subject to the following:

First Letter	No Charge
Second Letter	\$25.00 Fine
Third Letter	\$35.00 Fine
Final 209 Letter	\$75.00 Fine

This Policy is effective upon recordation in the Public Records of Fort Bend County, Texas. Except as affected by Section 209.0062 and/or by this Policy, all other provisions contained in the Declaration or any other dedicatory instruments of the Association shall remain in full force and effect.

Adopted by the Board on the 13 day of December, 2022.  
  
\_\_\_\_\_  
Name: John Salas  
President of the Board of Directors of  
North Waterford Community Association, Inc.

Before me, the undersigned authority, on this day personally appeared John Salas, President of North Waterford Community Association, Inc., a Texas non-profit corporation, known to me to be the

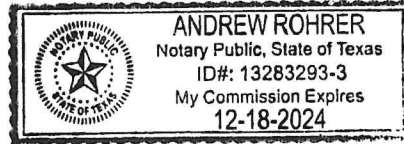
person whose name is subscribed to the foregoing instrument, and acknowledged to me that a majority of the Board of Directors approved this Violation Fine Policy and that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated as the act and deed of said Association.

Given under my hand and seal of office, this the 13 day of December, 2022.



Notary Public, State of Texas

After recording, return to:  
Kathy Ann Terry  
PO Box 690141  
Houston, TX 77269



RETURNED AT COUNTER TO:

Andrew Rohrer  
11281 Richardson Ave Suite 5-110  
Houston Tx 77082

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS



Laura Richard, County Clerk  
Fort Bend County Texas

December 13, 2022 10:34:38 AM

FEE: \$20.00 JE

2022149653

