

WOODSTONE HOMEOWNERS' ASSOCIATION, INC.

VIOLATION ENFORCEMENT POLICY

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09/13/2011 RP2 \$24.00

Resolution Adopting Violation Enforcement Policy

The Woodstone Homeowners' Association, Inc. ("Association") Board of Directors ("Board"), upon careful consideration and deliberation, with all motions being correctly proposed and seconded, adopted the following resolution at a duly called Board meeting.

WHEREAS, Paragraph 8 of the Restrictions of Woodstone, Section Three ("Restrictions"), Article II, Section 1(b) of the By-Laws of Woodstone Homeowners' Association, Inc. ("By-Laws"), and Section 204.010 of the Texas Property Code together clearly support the authority of the Board to adopt rules and regulations and enforce decisions and rulings applicable to the Woodstone, Section Three subdivision ("Woodstone") located at 201 Vanderpool Lane, Houston, Texas 77024;

WHEREAS, based upon Section 202.006 of the Texas Property Code, the Board finds there is a need to establish, adopt and file procedures for the enforcement of the restrictions, covenants, conditions, architectural design and maintenance standards of the Restrictions, By-Laws and the Rules for Woodstone;

RESOLVED, that the following procedures and practices are established for the enforcement of violations of the use restrictions, covenants, conditions, architectural design and maintenance standards of the Restrictions, By-Laws and the Rules for Woodstone and for the elimination of violation of such provisions found to exist in, on or about any property within Woodstone, and known as the "Violation Enforcement Policy"; and

RESOLVED, upon discovery of a violation of the Restrictions or Rules within Woodstone, the following Violation Enforcement Policy shall be followed by the Association, the Board, and its Agents:

First Notice – Upon discovery of a violation(s) on a particular lot, the Association shall provide a written "Courtesy" notice to the address of record for the lot owner of record stating the nature, description, location and date the violation was observed (may be accompanied with photographs) and a request to remedy the violation within 15 days. Notice shall give owners the option to contest the violation by setting forth their position in writing to the Board within 10 days from the date of the letter. The Association may, but is not required to, also notify the lot owner by email, by telephone or both. If the Association discovers that the same violation(s) still exist(s) after this 15-day time period, a second notice shall be sent;

Second Notice – The Association shall provide a written "Friendly Reminder" notice to the address of record for the lot owner of record again advising the lot owner of the nature, description, location and date the violation was observed (may be accompanied with photographs). The "Friendly Reminder" notice shall also inform the lot owner that they have a right to request a hearing before the Board, and that the Board must receive a written request for such a hearing within 10 days of the date of the "Friendly Reminder" notice. Notice shall state that if the violation is corrected or eliminated within 15 days from the date of the "Friendly Reminder" notice, no further action will be taken. It shall further state failure to correct the violation will result in the Association electing to pursue any of the remedies available to the Association under the Restrictions, Bylaws, Texas Property Code or this Violations Enforcement Policy. The Association may, but is not required to, also notify the lot owner by email, by telephone or both. If the Association discovers that the same violation(s) still exist(s) after this 15-day time period, and a request for a hearing has not been received from the lot owner, a third notice shall be sent;

Third Notice – The Association shall send by certified mail, return receipt requested, a written "Certified Demand" notice to the address of record for the lot owner of record. Notice shall once again advise the lot owner of the nature, description, location and date the violation was observed (may be accompanied with photographs). Again, the notice shall give the lot owner an opportunity to correct the violation within 15 days of the date of the date of the "Certified Demand." It shall also inform the lot owner that they have a right to request a hearing before the Board, and that the Board must receive a written request for such a hearing within 10 days of the date of the "Certified Demand" notice. Failure by the owner to contact the Woodstone Board, in writing, within the 10-day period shall be a waiver of the opportunity for

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said hearing. If the Association discovers that the same violation(s) still exist(s) after this 15-day time period, and a request for a hearing has not been received from the lot owner in the specified time frame, a final notice shall be sent.

Final Notice – The Association shall send by certified mail, return receipt requested, a written “Final Demand” notice to the address of record for the lot owner of record. The “Final Demand” shall provide final notice to the lot owner of the violation(s) and inform the lot owner of the Association’s right to pursue any remedy available, including but not limited to, self-help remedies to correct the violation(s), mediation and employing an attorney to seek legal action. The “Final Demand” shall once again advise the lot owner of the nature, description, location of the violation and give the lot owner an opportunity to correct the violation within 15 days of receipt of the “Final Demand.” The notice shall advise the lot owner that: 1) legal fees associated with the enforcement may be charged to the lot owner’s account; 2) the lot owner has the right to request a hearing before the Board under Section 209.006 of the Texas Property Code; 3) the Board must receive a written request for such a hearing within 30 days of receipt of the “Final Demand”; and 4) if requested, a hearing will be held within 30 days of receipt of the written request. All Section 209.006 notices must advise active duty military that they may have special rights or relief under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. App. Section 501 et seq.). Failure by the owner to contact the Board, in writing, within the 30-day period shall be a waiver of the opportunity for said hearing.

Notwithstanding the above, the Board may at any time during the Violation Enforcement process determine it to be in the best interest of the Association to end the notification process and refer the matter to Legal Counsel to pursue the Association’s remedies to correct or otherwise abate the violation.

When verified by the Board that the violation has been corrected, the Notice of Violation will be voided but remain a matter of record, and a Notice of Resolution issued.

Repeat Violations. If a violation of the same nature is repeated within any one (1) year period after the last violation letter was sent, the violation letter process will continue uninterrupted. If a violation of the same nature reoccurs one (1) year or more after the last violation letter was sent, the violation will be considered new and the process starts from the beginning, or first notification letter.

Deviations. The Board may deviate from the procedures set forth in this Resolution if in its sole discretion such deviation is reasonable under the circumstances.

Amendment. The Board may amend this policy from time to time.

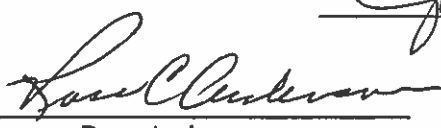




The Violation Enforcement Policy shall not be deemed a waiver, modification, or repeal of any of the provisions of the Restrictions.

Failure to notify or enforce any of the Restrictions and/or Rules will not be deemed a waiver of any of the Restrictions or Rules.

All of the Restrictions and Rules will be severable, and if one or more are found to be invalid, all others will remain in full force and effect.

Any non-compliance with the Restrictions and Rules by any owner, renter or guest will be the responsibility of the owner.

ADOPTED on this the 12th day of September, 2011.

 _____ Ross Anderson	 _____ Jane Osborne	 _____ Conley Juban
 _____ Cecil Bishop	 _____ John Seger	

STATE OF TEXAS
COUNTY OF HARRIS

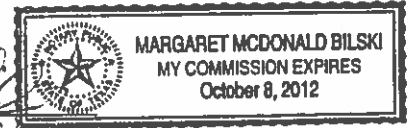
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SUBSCRIBED AND SWORN TO ME by WOODSTONE HOMEOWNERS' ASSOCIATION, INC. on this the 12th day of September, 2011, to certify which witness my hand and official seal.

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By: Jane Osborne
Jane Osborne, President

Margaret McDonald Bilski
Notary Public - State of Texas
Margaret McDonald Bilski



By: Ross Anderson
Ross Anderson, Treasurer

Margaret McDonald Bilski
Notary Public - State of Texas
Margaret McDonald Bilski



By: Cecil Bishop
Cecil Bishop, Director

Margaret McDonald Bilski
Notary Public - State of Texas
Margaret McDonald Bilski



By: Conley Juban
Conley Juban, Secretary

Margaret McDonald Bilski
Notary Public - State of Texas
Margaret McDonald Bilski



By: John Seger
John Seger, Vice President

Margaret McDonald Bilski
Notary Public - State of Texas
Margaret McDonald Bilski



ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.
THE STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me, and was duly RECORDED, in the Official Public Records of Real Property of Harris County, Texas.

Return to:
KRJ Management, Inc.
Attn: Woodstone III
1800 Augusta, Suite 200
Houston, TX 77057

SEP 13 2011



Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS

Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS

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