

**CHAMPION FOREST FUND, INC.**  
**POLICY RESOLUTION: RULES ENFORCEMENT PROCEDURES**

WHEREAS, Article VII, Section 1.a. of the By-Laws of Champion Forest Fund, Inc. empowers the Board of Directors to adopt rules and regulations, and to establish fines, levies and enforcement provisions as deemed necessary; and

WHEREAS, Article A, Section 18 of the Restrictions and Covenants Governing Property and Lots in Champion Forest empowers the Association to enforce the provisions of this Declaration and the Rules and Regulations of the Association and to take such action as necessary or desirable to cause such compliance by each Member and each Related User; and

WHEREAS, Section 209.006 of Chapter 209 of the Texas Property Code (the "Code") defines notice requirements before enforcement actions; and

WHEREAS, there is a need to establish procedures for the equitable and uniform enforcement of the provisions of the recorded Declaration of Covenants, Conditions, and Restrictions and the Rules and Regulations adopted by the Association as filed of record in the Official Public Records of Real Property of Harris County, Texas affecting property located within Champion Forest;

NOW THEREFORE be it resolved that the Champion Forest Fund, Inc., acting through its Board of Directors, hereby adopts the following procedures:

- 1) On becoming aware of a violation, the first notice to the Owner shall be a reminder letter asking the Owner to take appropriate steps to comply with the deed restrictions.
- 2) Should a second letter be necessary, such shall be sent by certified mail, return receipt requested, to the violator
  - a) describing the violation; and
  - b) informing the Owner that he or she is allowed a reasonable period by a specified date to cure the violation and avoid the fine and suspension of voting and use rights (provided, however, if the Owner was given notice and a reasonable opportunity to cure a similar violation within the preceding six (6) month period, the fine may be levied immediately without giving the Owner a reasonable time within which to cure the violation); and
  - c) Informing the Owner that not later than the thirtieth (30<sup>th</sup>) day after the date of the notice, (or late date provided by §209.006(b)(2)(B) of the Code or successor statute), the Owner may request a hearing before the Board of Directors to contest the fine.
  - d) If the request for an opportunity to be heard is received by the Association from the Owner within thirty (30) days from the date of the written notice, a hearing shall be scheduled before the Board. Such hearing shall take place within thirty (30) days at the date and time set by the Board. The Owner shall be notified of the date, time, and place of the hearing not later than the tenth (10<sup>th</sup>) day before the date of the hearing. The Board or the Owner may request a postponement, and, if requested a postponement shall be granted for a period of not more than then (10) days.
- 3) After an affirmative decision by the Board or after the expiration of the written notice, the Association may enforce compliance by any one or more of the following means:

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- a) Levy and collect reasonable and uniformly applied fines and penalties from the Member or Related User, as set forth in Exhibit "A" to this Resolution.
- b) Levy and collect an assessment against any Member for any costs incurred by the Association in connection with the breach.
- c) Take action to cure or abate such violation and to charge the expenses thereof, plus any attorney's fees incurred, to Member in violation.
- d) Instruct the Association's attorney to send a letter of demand and, if necessary, proceed to file suit. Provided, however (as required by Section 209.008 of the Code), prior to turning a violation over to the Association's attorney, the owner will be sent a written notice that attorney's fees and costs will be charged to the Owner if the violation continues after a date certain. Any legal expenses and fees incurred shall be assessed to the Owner.
- e) Take such other action as may be appropriate.
- 4) Cases justifying immediate action shall include and shall not be limited to damage to Common Property or Facilities.
- 5) Damage assessments against an Owner will be assessed against the Owner's Lot. The Owner will be responsible for the actions of all residents, guests and invitees of the Owner and any fines or damage assessments against such residents, guests and invitees will also be assessed against the Owner's Lot. Provided, however, prior to charging an Owner's Lot for damages (in accordance with Section 209.006 of the Code) the Owner must be sent a written notice by certified mail, which notice must describe the property damage and advise the Owner that he or she may request a hearing before the Board in accordance with the procedures set forth above under Sections 2(d) and 3.
- 6) The notice provisions of Sections 2(d) and 3 (as allowed by Section 209.007(d) of the Code, do not apply if the Association is seeking a temporary restraining order or temporary injunctive relief.

This Policy Resolution was adopted by the Board of Directors on the 23rd day of August, 2017.

Barbara J. Smith  
President

Attest:

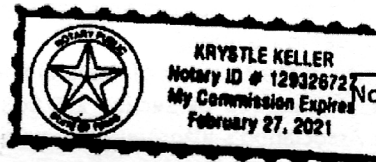
Bruce D. Poloff  
Secretary

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STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged on August 23rd, 2017, by Barbara Smith, President of the Champion Forest Fund, Inc., a Texas non-profit corporation, on behalf of the corporation.

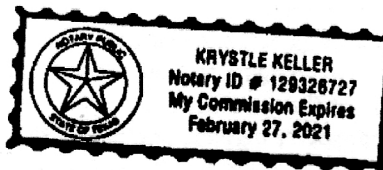


Krystle Keller  
Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF HARRIS

This instrument was acknowledged on August 23rd, 2017, by Bruce Roloff, Secretary of the Champion Forest Fund, Inc., a Texas non-profit corporation, on behalf of the corporation.



Krystle Keller  
Notary Public, State of Texas

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Exhibit "A"  
To  
Policy Resolution: Rules Enforcement

CHAMPION FOREST FUND, INC.

SCHEDULE OF FINES FOR VIOLATIONS  
OF THE DEDICATORY INSTRUMENTS.

<u>VIOLATION</u>	<u>CORRECTION AND GRACE PERIOD</u>	<u>ASSESSMENT</u>
General ACC	30 days	\$50 per month
Lot Maintenance	10 days	\$50 per occurrence for the first violation then it will escalate to \$ 100
Exterior Home Maintenance	15 days	\$50 per occurrence for the first violation the it will escalate to \$ 100
Construction prior to ACC approval	10 days	\$50 per month for the first violation then it will escalate to \$ 100
Other Violations	7 days	\$50 per occurrence for the first violation then it will escalate to \$ 100

The Champion Forest Fund, Inc., through its Board of Directors, is hereby authorized to impose lesser fines, no fine at all, or impose fines for other violations of the Declaration and Rules and Regulations of the Association as determined by the Board of Directors in its sole and absolute discretion as circumstances warrant.

This policy Resolution was adopted by the Board of Directors on the 23rd day of August, 2017.

Baibak Ghish  
President

Attest:

Bonnie R. Hoff  
Secretary

The real property affected by the foregoing instrument is described as, to wit:

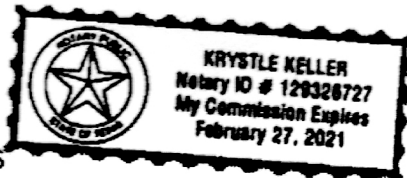
Champion Forest, Sections 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, additions in Harris County, Texas, according to the maps or plats thereof, recorded in the Map Records of Harris County, Texas, under Volume 241 Page 18, Volume 259 Page 67, Volume 266 Page 139, Volume 286 Page 138, Volume 285 Page 52, Volume 291 Page 47, Volume 299 Page 20, Volume 299 Page 21, Volume 299 Page 23, and Volume 306 Page 64, along with any amendments, supplements and replats thereto,

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STATE OF TEXAS

COUNTY OF HARRIS

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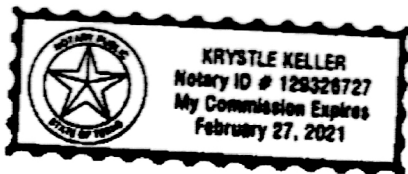


Krystle Keller  
Notary Public, State of Texas

STATE OF TEXAS

COUNTY OF HARRIS

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Krystle Keller  
Notary Public, State of Texas

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# Pages 8  
09/06/2017 01:20 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
STAN STANART  
COUNTY CLERK  
Fees \$40.00

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## RECORDERS MEMORANDUM

This instrument was received and recorded electronically  
and any blackouts, additions or changes were present  
at the time the instrument was filed and recorded.

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.

*Stan Stanart*

COUNTY CLERK  
HARRIS COUNTY, TEXAS