

Old Oaks Condominium Owners Association

Fine and Fee Schedule

Adopted January 2025

Violation	Occurrence # (in 12-month period)	Penalty
Curable Violations — 14 days to correct	1 ^s	Written Warning
	2 nd	Notice of Violation, Notice of Impending Fine
	3 rd	Notice of Violation, \$100.00 Fine
	4 th +Subsequent	\$150.00 Fine to accrue monthly as violation continues
Noise / Nuisance – Incurable Violations	1 ^s	Notice of Violation \$50.00 fine
	2 nd	Notice of Violation, \$100.00 Fine
	3 rd +Subsequent	\$250.00 Fine
Pet Violations – 7 days to correct	1 st	Written Warning
	2 nd	Notice of Violation, \$25.00 Fine
		Notice of Violation, \$50.00 Fine
		Notice of Violation, \$100.00 Fine
Damage to Common Elements	Any Damage < \$1000.00	\$200 fine+ Total Cost of Restoration
	Any Damage > \$1000.00	\$1,000 fine + Total Cost of Restoration

The Association will restore the Common Elements to their prior condition.

If any hazardous conditions are created, the applicable Law Enforcement and Regulatory Agencies shall be notified, and the responsible party shall bear the full cost incurred in addition to all other applicable penalties.

These Fines and Fees are not a complete listing of all obligations of owners, residents, guests, and employees. The Old Oaks Condominium Declaration and Bylaws include additional responsibilities and obligations not enumerated in this document.

OLD OAKS OWNERS ASSOCIATION GOVERNING DOCUMENTS AND ADOPTED POLICIES SHALL PREVAIL OVER ANY CONFLICTING PROVISIONS OF ANY LEASE OR ANY OWNER'S RULES.

NOTARY ACKNOWLEDGEMENT ON FOLLOWING PAGE

Executed on this 8th day of January, 2025.

Old Oaks Condominium Owner's Association,
a Texas non-profit corporation

By: Karen Quattlebaum
Title: President

STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

This instrument was acknowledged before me on the 8th day of January, 2025, by Karen Quattlebaum, President of Old Oaks Condominium Owner's Association, a Texas non-profit corporation, on behalf of said entity.



J. Myers
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Toni Myers
Beal Properties
3363 University Dr. E., Suite 215
Bryan, TX, 77802



VG-267-2025-1547119

Brazos County
Karen McQueen
County Clerk

Instrument Number: 1547119
Volume : 19628
Real Property Recordings

Recorded On: January 09, 2025 03:46 PM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: \$29.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

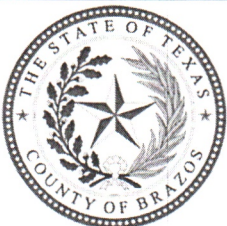
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 1547119
Receipt Number: 20250109000084
Recorded Date/Time: January 09, 2025 03:46 PM
User: Thao C
Station: CCLERK06

Record and Return To:

TONI MYERS
3363 UNIVERSITY DR E STE 215
BRYAN TX 77802



STATE OF TEXAS
COUNTY OF BRAZOS

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Public Records of Brazos County, Texas.

Karen McQueen
County Clerk
Brazos County, TX