

Oakwood Townhomes
Schedule of Penalties
February 10, 2022

THE BOARD OF DIRECTORS MAY AMEND THE RULES AND REGULATIONS, SETTING PENALTIES AND FEES AS DEEMED REASONABLE IN ORDER TO MAINTAIN THE QUALITY OF LIFE FOUND IN OAKWOOD TOWNHOMES AND TO PROTECT THE PROPERTY VALUES OF THE OWNERS. PROPERTY OWNERS WHO HAVE BEEN ASSESSED PENALTIES OR FEES MAY REQUEST THE BOARD TO CONSIDER ANY STATEMENTS OR COMMENTS THEY HAVE REGARDING THOSE PENALTIES OR FEES. PENALTIES WILL BE ASSESSED AFTER A NOTICE OF VIOLATION IS PROVIDED TO THE OWNER WITH AN OPPORTUNITY TO CORRECT THE VIOLATION, WITH THE EXCEPTION OF VIOLATIONS THAT MAY AFFECT THE HEALTH AND SAFETY OF RESIDENTS OR CAUSE DAMAGE TO THE COMPLEX WHICH WILL BE ASSESSED IMMEDIATELY.

SECTION 1. PETS

Penalties If a problem is not resolved after written warning and upon receipt of a second complaint the property owner will be fined \$50.00 and \$75 for each subsequent violation. Additional steps and/or Penalties may be taken by the HOA Board for more serious incidents involving aggressive, dangerous, or nuisance animals including requiring removal of the animal from the property.

Section 2. Parking and Towing

Penalties of \$25 per day will be assessed after a notice of a parking violation is given (which includes a violation sticker placed on the windshield or driver's side window) and the vehicle towed if corrective action isn't taken. Any vehicle parked in someone else's reserved space can be towed immediately without prior notice. Any vehicles that are towed are done so at owner's expense.

Section 4. Outdoor Cooking/ Propane Storage

Penalties: Penalties can be immediately assessed for violations, from a minimum of \$50.00 to a maximum of \$500.00 plus the actual costs of repairs if any damages result, to be determined by the Board based on the circumstances of the violation.

Section 5. Personal Property, Trash Bags, Antennas, Waterbeds, Window Coverings, Common Areas

PENALTIES Violators will receive written notice to remove items or take other corrective actions. If not removed within 48 hours, outside items will be removed at the owner's expense. In addition, Penalties of \$50.00 per month will be assessed for failure to correct violations.

Section 6. Landscaping/Plants

PENALTIES Violators will receive written notice to remove items or take other corrective actions. If not removed within 48 hours, they will be removed at the owner's expense. In addition, Penalties of \$50.00 will be assessed for failure to correct violations.

Section 7. Mailboxes (keys and locks)

Penalties of \$25 per month can be assessed after notice of violation is given and corrective action isn't taken.

Section 8. Water Issues (Leaks)

Penalties: Penalties can be immediately assessed for violations, from a minimum of \$50.00 to a maximum of \$500.00 plus the actual costs of repairs if any damages result, to be determined by the Board based on the circumstances of the violation.

Section 9. Pest Control

Penalties: Penalties can be immediately assessed for violations, from a minimum of \$50.00 to a maximum of \$500.00 plus the actual costs of repairs if any damages result, to be determined by the Board based on the circumstances of the violation.

WHEREAS, the property encumbered by this Deed Restriction Penalty Policy (the "Policy") is that property restricted by the Declaration of Covenants, Conditions, Reservations and Restrictions of Oakwood Townhomes, recorded under Brazos County Clerk's File No 149189 Vol. 404 Pg. 588, as same has been or may be amended from time to time ("Declaration"), and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of the Oakwood Townhomes Homeowners Association, Inc. (the "Association"); and

WHEREAS, pursuant to the Dedicatory Instruments (as that term is defined in the Texas Property Code) governing the Oakwood Townhomes, the Association is vested with the authority to impose reasonable penalties against Owners for violations of restrictive covenants contained in the Association's Dedicatory Instruments; and

WHEREAS, pursuant to the Declaration, the Board of Directors (the "Board") of the Association hereby adopts this Policy in an effort to provide homeowners with a better understanding of the process of deed restriction enforcement and penalties; and

WHEREAS, reference is hereby made to the Declaration for all purposes, and any and all capitalized terms used herein shall have the meanings set forth in the Declaration, unless otherwise specified in this Policy; and

WHEREAS, in the event of a conflict between the terms of this Policy and any previously adopted regulations and/or policies addressing the deed restrictions penalties as set forth herein, this Policy shall control.

Executed on this 6 day of April.

Oakwood Townhomes Homeowners Association, Inc., a Texas non-profit corporation

By: [Signature]
Association President

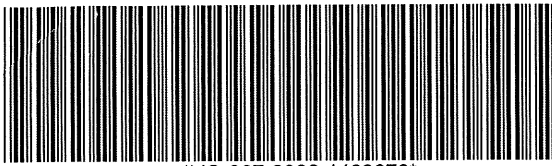
STATE OF TEXAS §
 §
COUNTY OF BRAZOS §

This instrument was acknowledged before me on the 6th day of April 2022
by Victor Castillo President of Stanford Court Townhome Condominium
Owners Association, Inc., a Texas non-profit corporation, on behalf of said entity.



[Signature]
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Jana L. Beddingfield
Bruchez, Goss, Thornton, Meronoff & Briers, PC
4343 Carter Creek Parkway, Suite 100
Bryan, TX 77802
19-1102:JLB/dp



VG-267-2022-1469876

**Brazos County
Karen McQueen
County Clerk**

Instrument Number: 1469876
Volume : 17917

Real Property Recordings

Recorded On: May 02, 2022 12:09 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$38.00

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

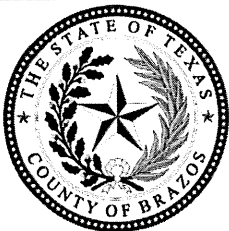
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 1469876
Receipt Number: 20220502000098
Recorded Date/Time: May 02, 2022 12:09 PM
User: Lana G
Station: CCLERK08

Record and Return To:

BRUCHEZ GOSS THORNTON MERONOFF & BRIERS PC
4343 Carter Creek Pkwy Ste 100
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