

Time Extensions, Appeals, and Fine Policy Regarding Non-Compliance Demand Letters

Lot Owners have the right to request time extensions to complete non-compliance issues regarding Covenants, Conditions, Reservation or Restrictions contained in Green Branch Ridge Subdivision Declarations and or request an appeal the non-compliance issue addressed in demand Letters.

The first letter from the Architectural Control Committee or its agent is a courtesy letter advising the lot owner of a non-compliance issue. We are asking the owner to please take corrective action to address the issue in a timely manner.

The second letter 30 days after the courtesy letter is a formal Demand letter and sent Registered mail, in which the non-compliance issue is identified, a time limit given to cure the violation, and amount of fine for failure to complete the project within the allotted time.

Right to Request Additional Time to Complete Corrective Action: Lot Owners have the right to request additional time to install the project. The Request must be in writing to the President Green Branch Ridge Homeowner Association at the following address Green Branch Ridge Homeowner Association 427 Dellwood, Bryan, Texas 77801. The request must be submitted before the cut-off date assigned to complete the project in the Demand Letter.

Request to Appeal the Demand Letter Actions and Fine: Lot Owners have the right to request a Hearing before the Board's Hearing Committee. The request must be submitted within 30 days after the date the Owner receives the Demand Letter. The Hearing shall be held not later than 30 days after the date the Association received the Owner's written request for the Hearing. Notification of the date, time, and place of Hearing will be provided no later than 10 days before the Hearing, unless postponed by either the Owner or the Association, which either may request. If the Board lets the Demand Letter stand, the time allotted for cure of violation will be extended to compensate for delay due to the Appeal.

Second, third and fourth Demand Letters: there will be a 30 day time interval between each of the Demand Letters. The Final letter will be notice of lien attached to the property. The time interval will be adjusted if the Lot Owner requests more time or an Appeal. If the violation has not been cured at the time of the second patrol (30 days) it will be treated as a second violation of the same offense and fine set according to the schedule below, same for the third violation.

Fine Policy: If a Lot Owner chooses not to Appeal, 30 days after the submittal of the third Demand Letter, the Association will initiate legal action requesting the Court for injunctive relief to cure violation and assistance in recovery of fines not paid, plus it's legal, court, and other expenses.

Fines: Fines for violations of the Dedicatory Instruments

First Violation	\$50,00
Second Violation	\$100,00
Third Violation	\$150,00

Penalty for failure to pay annual maintenance fee \$25.00 plus 12% interest per year.

Note: Refer to the GBRHA Declaration at its website www.gha.org for more information.