

Eagle's Bluff Community Association, Inc.

Violation Fine Policy

The undersigned, being the President of Eagle's Bluff Community Association, Inc. (the "Association"); certified that the following Policy Resolution was unanimously approved by the Board of Directors of the Association at a meeting duly called and held on September 19, 2017.

WHEREAS, Article 4, Section 4.1 of the Bylaws of Eagle's Bluff Community Association, Inc. and Conditions of the Association, Inc. ("Bylaws") assigns the Board of Directors ("Board") all powers and duties necessary for the administration of the affairs of the "Association" and states that the Board may do all such acts and things, except those matters that the Board is prohibited from doing by law or the governing documents;

WHEREAS, Article 4, Section 4.1 of the Bylaws provides that the Board has all powers and duties necessary for the administration of the Association and for the operation and maintenance of the Property; and further the Board may do all acts and things except those that, by law or the documents, are reserved to the members;

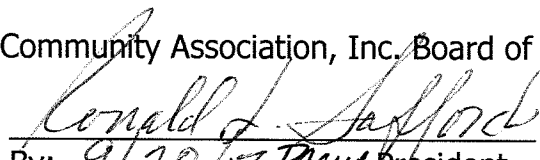
WHEREAS, the Board of Directors wishes to establish standards for the Violation Fine Policy to serve as guiding principles for members of the Association; and,

WHEREAS, the Board has determined that it is in the best interests of the Association and the Association's members to adopt the Violation Fine Policy attached hereto as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors hereby adopts, the attached Violation Fine Policy (Exhibit A) as a guide to the relationship between the Association and its members.

Executed on this 20 day of Sept, 2017, to certify the adoption of this Policy Resolution on the date of the meeting of the Board of Directors of the Association set forth above.

Eagle's Bluff Community Association, Inc. Board of Directors

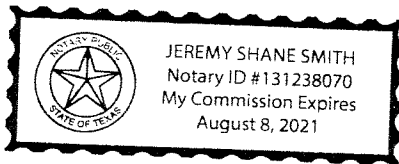

By: 9/20/17 President

THE STATE OF TEXAS

COUNTY OF SMITH

BEFORE ME, the undersigned notary public, on this day personally appeared Bon Safford, President of Eagle's Bluff Community Association, Inc., known to be to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.

SUBSCRIBED AND SWORN TO BEFORE ME on this the 20TH day of SEPTEMBER, 2017, to certify which witness my hand and official seal.



Jeremy S. Smith
Notary Public – State of Texas

EAGLE'S BLUFF COMMUNITY ASSOCIATION
VIOLATION FINE POLICY
DATE: September 19, 2017

Fine Schedule. The following table and other verbiage provide the schedule of fines to be levied against Eagle's Bluff Community Association property owners and others for violation of the Deed Restrictions of the Association and the Rules and Regulations. Violations are categorized according to the type of violation. The associated source document is referenced for convenience.

This violation fine policy may not be all inclusive and the Eagle's Bluff Community Association Board of Directors (the "BOD") reserves the right to use its discretion to levy additional fines that infringe on the rights of unit owners in any amount from \$25 to \$250 per incident or per day upon written notification of such violation.

First violations mentioned in this document will carry a fine equal to the amount shown under the "Fine" column below. A second offense will be levied at double the amount shown and the third offense will be at an amount three times the amount shown. The BOD reserves the right to seek a cure for any occurrence, repeat occurrence or otherwise, to the full extent of the law.

MOTOR VEHICLE

Entry No.	Violation Title	Reference Paragraph	Violation	Fine
1	On-street parking	Use Restrictions: 2 (a)	Parking or allowing parking in violation of Use Restrictions	\$25 per incident
2	Parking on Yard	Use Restrictions: 2 (a)	Unauthorized parking on yard	\$25 per incident
3	Motor vehicles on sidewalks	Use Restrictions: 3 (g)	Motor vehicle on sidewalk	\$25 per incident

ANNOYANCE / NUISANCE

1	Obnoxious or offensive activity	Use Restrictions: 2 (e), 2 (f) and 2 (h)	Performing or allowing performance of obnoxious or offensive activity, including light pollution, loud radios or other sound devices (except for security purposes)	\$100 per incident
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2	Light pollution	Use Restrictions: 2 (f) and 3 (e)	Placement of obnoxious lighting on a unit	\$25 per day that violation exists after date stated in notification
3	Unauthorized pets	Use Restrictions: 2 (b) and 3 (a)	Keeping of pets other than authorized by Use Restrictions	\$100 per day that violation exists after date stated in notification

4	Objectionable pets or pet activity	Use Restrictions: 2 (b)	Keeping of objectionable or nuisance authorized pet	\$25 per day per animal that violation exists after date stated in notification
5	Open fires other than NCC/MCC approved fire pits or outdoor fire places	Use Restrictions: 2 (g)	Building, or allowing to exist, an open fire	\$25 per incident \$500 per incident which results in damage to surrounding property
6	Discharge of firearms on EBCA- controlled property	Use Restrictions: 2 (p)	Discharging, or allowing discharging of firearm	\$250 per incident
7	Fireworks	Use Restrictions: 2 (i)	Use and discharge of fireworks per Use Restrictions	\$50 per incident
8	Maintenance of Structures, Equipment or Other Exterior Items on a Unit	Use Restrictions: 3 (b)	Unightly items on exterior of a unit which have become rusty, dilapidated or otherwise in disrepair	\$25 per day after date stated in notification
9	Feeding of Wildlife	Use Restrictions: 2 (f)	Feeding of wildlife, excluding birds	\$25 per incident
10	Wildlife Endangerment	Use Restrictions: 3 (d)	Unauthorized capturing, trapping or killing of wildlife	\$250 per incident

UNAUTHORIZED USE

1	Household Composition	CC&R Article 12.4 (c)	Multiple families in a single residence	\$50 per day that violation exists after date stated in notification
2	Renting or leasing property	Use Restrictions: 2 (o) and 4	Renting or leasing property without the prior written notice to the BOD	\$50 per day that violation exists after date stated in notification

3	Improper Placement	Use Restrictions: 3 (h)	Placement of building or mobile home on property, or other items including basketball goals, garbage containers, woodpiles, etc.	\$50 per day that violation exists after date stated in notification at BOD discretion
4	Improper storage of flammable or explosive materials	Use Restrictions: 2 (q)	Improper storage on property	\$50 per day that violation exists after date stated in notification
5	Mineral activity	Use Restrictions: 2 (t)	Performing, or allowing of performance of, or constructing or placing equipment for extraction or processing of oil, gas or other minerals	\$1,000 per day that violation exists after date stated in notification
6	Water wells	Use Restrictions: 3 (c)	Drilling or digging, or allowing drilling or digging, of water well without authorization of MCC/NCC and variance approval.	\$75 per day that violation exists after date stated in notification
7	Commercial use	Use Restrictions: 2 (r)	Use of property for commercial, business or professional purposes	\$100 per day that violation exists after date stated in notification

MAINTENANCE / UNIT AESTHETICS

1	Exterior wall-mounted or window HVAC unit	Use Restrictions: 3 (h)	Placement of exterior wall-mounted or window HVAC without NCC/MCC approval	\$25 per day that violation exists after date stated in notification
2	Improper storage of garbage	Use Restrictions: 2 (m)	Use of improper containers or other violation of Use Restriction	\$25 per day that violation exists after date stated in notification
3	Improper equipment	Use Restrictions: 3 (h)	Placement of machinery, fixtures or equipment without approval of BOD and MCC/NCC	\$50 per day that violation exists after date stated in notification
4	Dumping	Use Restrictions: 2 (j)	Dumping of grass clippings, trees or tree/brush trimmings on any unit	\$50 per day that violation exists after date stated in notification

5	Signage/Display	CC&R Article 12.4 (c)	Placement, or allowing to exist, an unauthorized sign or other display	\$25 per day that violation exists after date stated in notification
6	Outbuildings	Use Restrictions: 3 (h)	Construction or placement of outbuilding without prior written consent of NCC/MCC	\$50 per day that violation exists after date stated in notification
7	Improper screening	Use Restrictions: 3 (h)	Construction or placement of screening without NCC/MCC approval	\$25 per day that violation exists after date stated in notification
8	Above-ground utilities	Use Restrictions: 3 (h)	Construction of above-ground utilities, including propane tanks not exempted by Board approval	\$25 per day that violation exists after date stated in notification
9	Tree removal	Use Restrictions: 2 (s) and Design Guidelines	Unauthorized removal of a tree in accordance with Design Guidelines and Use Restrictions without NCC/MCC approval	\$100 per incident
10	Drainage	Use Restrictions: 2 (l)	Rechanneling of drainage flows without NCC/MCC approval	\$100 per day that violation exists after date stated in notification

ARCHITECTURAL / CONSTRUCTION

1	Uncovered garage openings	Design Guidelines	Construction or placement of garage with uncovered openings or doors covered with other than industry standard garage doors without MCC approval	\$50 per day that violation exists after date stated in notification
2	Violation of square footage requirements	Design Guidelines	Construction or placement of residence of less than Design Guideline required square feet of living area	\$100 per day that violation exists after date stated in notification
3	Setbacks	Design Guidelines	Construction or placement of structure in violation of setback requirements	\$50 per day that violation exists after date stated in notification
4	Driveway material	Design Guidelines	Construction of driveway of non-prescribed material without ARC approval	\$50 per day that violation exists after date stated in notification
5	Failure to construct driveway	Design Guidelines	Occupation of dwelling unit without construction of approved driveway	\$50 per day that violation exists after date stated in notification

6	Improper access	Design Guidelines	Construction of driveway so as to provide access to a second lot without NCC/MCC approval	\$50 per day that violation exists after date stated in notification
7	Driveway erosion	Design Guidelines	Construction of driveway in such a manner as to facilitate erosion on adjacent lot or other owner's property	\$50 per day that violation exists after date stated in notification
8	Construction materials	Design Guidelines	Use of prohibited materials or improper use of allowed materials without NCC/MCC approval	\$25 per day that violation exists after date stated in notification
9	Unapproved construction	Design Guidelines	Violation of requirement for NCC/ MCC approval	\$25 per day that violation exists after date stated in notification
10	Tree removal	Use Restrictions: 2 (s) and Design Guidelines	Unauthorized removal of a tree in accordance with Design Guidelines and Use Restrictions without NCC/MCC approval	\$100 per incident
11	Violation of construction time constraints	CC&R: 11.3 (b)	Failure to complete and/or removal of temporary structures	\$25 per day that violation exists after date stated in notification
12	Subdivision or changing boundary lines	Use Restrictions: 2 (m)	Subdividing or changing boundary lines of a unit.	\$100 per day that violation exists after date stated in notification

HONORABLE Laverne Lusk, COUNTY CLERK
Cherokee County

Sep 27, 2017

STATE OF TEXAS COUNTY OF CHEROKEE
I hereby certify that this instrument
was filed on the date and time stamped
hereon by me and was duly recorded in
the volume and page of the named
records of:
Cherokee County
as stamped hereon by me.

By,
Marion Loftin,
Deputy

Document Number: 00665599

As a
Recordings

On: Sep 27, 2017 at 02:15P

Filed for Record in:
Official Public Records
Cherokee County