

Timbergate Homeowner's Association Inc.
16002 Timber Run Dr.
Houston, TX 77082

Resolution to Amend and Adopt Policies

Whereas, the Board of Directors of Timbergate Homeowner's Association Inc., held a meeting on May 15, 2015

Whereas, the Board of Directors determined that the Association should evaluate and update the fines, interest and penalties officially recorded in Harris County. This document supersedes any previous amendments; and

Whereas, the Board of Directors determined that it had a fiduciary duty to the Association to ensure that the communities deed restrictions are strictly enforced; and

Whereas, the Board of Directors determined that it had a fiduciary duty to the Association to implement a fining system that would reduce the cost of postage, the timeline, and expedite corrective action of deed restriction violations by utilizing a fining system to prompt deed restriction compliance; and

Whereas, the Board of Directors determined that in conjunction with governing documents and legislative law, the newly voted deed restriction fining process should be filed with county; and

Whereas, the Board of Directors determined the following process and fines relates to deed restriction;

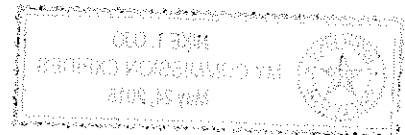
First Notice/Courtesy :

A courtesy notice will be mailed to the homeowner, providing the homeowners with 10 days to bring the property back into compliance with the deed restrictions; and

Second Notice/Fine:

No less than 10 days after the first courtesy notice, a second notice will be sent along with a fine according to the fine list provided below:

- Holiday decoration displayed
\$50.00 per month
- Property used for storage (boats, non-operative vehicle, trailers, etc.)
\$75.00 1st notice \$25.00 per day thereafter
- Trash cans/bags left in public view on days other than pickup days/Debris
\$5.00 per day (\$50.00 for 10 days)
- BBQ Grills left in view
\$5.00 per day (\$50.00 for 10 days)
- Basketball goal left out in public view without ACC Approval
\$15.00 per day
- Landscaping violations
Force Mow (Cost of Force Mow plus fine of \$25.00)
- Livestock or poultry kept on property
\$75.00 1st notice \$25.00 per day thereafter
- Home repairs needed (gutters, garage door, fences, painting etc.)
\$50.00 per month
- Mildew on property
\$50.00 per month
- Littering in common areas (any items such as paper, trash, bottles, dog feces, etc.)
\$50.00 per month
- Modification, addition or alteration made to property without prior approval ACC Approval
\$100.00 month
- Parked semi's (Commercial/big rigs)
\$200.00 per Day
- Repeat Offenders
\$150.00 month
- Other Violations
\$ 200.00 month



Association may force compliance at any time after the first courtesy notice at cost to the property owner.

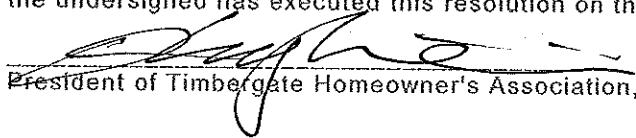
Timbergate Homeowner's Association Inc.
16002 Timber Run Dr.
Houston, TX 77082

Whereas, this final documentation was presented before the Board of Directors for final approval; and Whereas, the Board of Directors determined that this policy was passed by a vote of the Board of Directors; NOW THEREFORE,

BE IT RESOLVED, that the Association, acting by and through its Board of Directors, shall prepare and implement a written policy outlining the imposition of the fines for violations of its restrictive covenants as well as the rules and regulations.

BE IT RESOLVED, that this policy is to be published to all members of Timbergate Homeowner's Association, Inc.

This resolution was adopted by the Board of Directors on May 15, 2015 IN WITNESS WHEREOF, the undersigned has executed this resolution on the 15th day of May 2015.


President of Timbergate Homeowner's Association, Inc

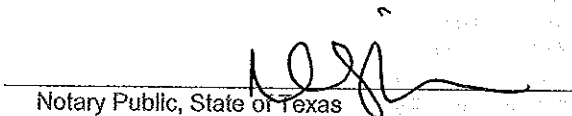
Notary:

State of Texas
County of Harris

This instrument was acknowledged before me on the 14th day of May, 2015.

My commission expires:

5/24/2018


Notary Public, State of Texas

Nike T. Ojo
Notary's printed name

