

TWIN LAKES OWNERS ASSOCIATION, INC.’S
SCHEDULE OF FINES

WHEREAS, the Board of Directors (the “Board”) of Twin Lakes Owners Association, Inc. (the “Association”) has adopted a Covenant Enforcement and Fining Policy (the “Policy”) for the Association with regard to covenant violations found to exist within the Property subject to the Declaration; and

WHEREAS, the Policy provides that the Board may adopt a schedule of fines applicable to Violations within the Properties, which may include a progression of fines for repeat offenders.

NOW, THEREFORE, IT IS RESOLVED that the following schedule of fines is hereby established for the Association:

SCHEDULE OF FINES

<u>VIOLATION</u>	<u>INITIAL FINE</u> ¹	<u>REPEAT OFFENSE</u>
Architectural Control and Construction/Design Guidelines	\$100	\$200
Maintenance/ Landscape Violations	\$50	\$100
Use/Land Use Standards Violations	\$50	\$100
Rules & Regulations, Policies	\$50	\$100
Incurable Violations	up to \$50	up to \$100

IT IS FURTHER RESOLVED that this Schedule of Fines is effective upon its filing in the Real Property Records of Denton County, Texas, to remain in force and effect until revoked, modified or amended.

This is to certify that the foregoing resolution was adopted by the Board of Directors at a meeting of the Board on _____, 2024 and has not been modified, rescinded or revoked.

Title:

Date

¹ This Schedule of Fines is to be used solely as a guide to the Board in establishing fines for various violations of the Association’s governing documents. Fines may vary depending upon the nature and severity of the violation.