

Katy Lake

ESTATES

RP-2017-21675
01/17/2017 RP2 \$20.00

NOTICE OF SCHEDULE OF FINES & ENFORCEMENT POLICIES

Below are the Enforcement Policy and Fine Schedule for the Katy Lake Estates subdivision, hereafter referred to as KLE, in Katy, TX. The primary objective for the KLE Board Enforcement Policy is rule compliance which also helps maintain the appearance and value of any KLE property. The list of violations includes, but is not limited to, the below listed items. All other violations not listed below could result in reasonable fines as per the HOA Board evaluation.

SCHEDULE OF FINES / FEES

The Board shall assess monetary fines or fees, where applicable, according to the following schedule:

Violation Fines

Architectural	\$150.00 per week
Landscape / Mowing	\$100.00 per week, plus mowing fee of approximately \$250-\$500 per mow
Vehicle / Trailer / RV	\$25.00 per day, plus any towing and storage charges incurred
Animal	\$25.00 per occurrence, per animal
Excessive Noise	\$50.00 per occurrence

Other Fees

New Home Construction	\$250.00
Refinance Fee	\$100.00
Title Transfer Fee	\$200.00
Attorney Fees	Any attorney and legal fees incurred
Late Payment Fee	\$100.00 per month for Dues, \$10 per month for Violation Fines
Interest	1.5% per month on Late Payments and Violation Fines
Release of Lien Fee	\$100.00

Architectural Violation: Any plans to build on a property or alter an existing property and/or structures must be submitted and approved before any landscape or architectural improvements/modifications can be made. If the plans are not submitted and approved prior to commencement of the work, fines can be imposed from the day work began, following notice to the Property Owner. Any non-compliance with the Scope of Responsibility form signed by the property owner and builder will result in the architectural fine listed above to be assessed.

The above fines are in addition to any legal fees or other expenses that may be incurred by the HOA in seeking compliance with violations or for repair/replacement of areas damaged by the property owner. Should a fine be assessed by the Board, the amount will be invoiced and sent to the property owner at their last known address, and will be immediately due and payable.

NOTICES / PROCEDURE

The KLE Board, at its discretion while taking into account the circumstances of each violation, shall attempt to obtain compliance with the rules and requirements of the HOA formally through one or more written requests. If the Board is unable to formally resolve the matter within (30) days of the initial request, or if the circumstances warrant sooner, the Board shall send a notice through the HOA attorney detailing the violation, the assessment of applicable fines, and procedures for payment. The Board may impose a continuing monetary penalty, assessed on a weekly basis, without any additional notice, until the infraction or violation has been remedied.

For the purposes of this and other notices from the HOA, if the property owner does not reside at the subject property, it shall be the property owner's responsibility to provide in writing, to the KLE HOA, a proper mailing address. Violation notices will be sent by first class mail or electronic mail.

Property owners may request a hearing before the KLE Board if they do so in writing within (10) days of the notification or the right to a hearing will be waived and the fine will automatically be assessed. The purpose of the hearing is to provide the property owner the opportunity to establish why the rule has not been violated or why the rule of procedure does not apply.