



**CHISHOLM RANCH ESTATES HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS RESOLUTION
VIOLATION FINE STRUCTURE**

WHEREAS, The Board of Directors shall have the powers and duties necessary for the administration of the affairs of the Association and for the operation and maintenance of the properties in keeping with the character and quality of the area in which they are located. The Board of Directors finds a need to establish a policy to aid the enforcement of rule violations and unauthorized alterations and/or additions to the exterior of any lot within the Association.

THEREFORE, THE BOARD OF DIRECTORS HEREBY RESOLVES THAT, the Board does hereby upon this date adopt the following violation fine structure:

Fines will be assessed to all owners whom have CCR Violations that are not resolved after written legal notification is given and exhausted:

Landscape Maintenance Violations – including but not limited to, lawn mowing on a regular basis, watering landscaped areas, keeping lawn and landscaped areas free of weeds, tree and shrub pruning and keeping sidewalks, curbs and driveway areas edged. **\$50 per month.**

Maintenance and Repair Violations – including but not limited to, repair and/or maintenance of all exterior surfaces or improvements, keeping sidewalks and driveways in good repair, prompt removal of all building materials, litter, trash, refuse and waste. **\$100 per month.**

Vehicle Parking and Storage Violations – including but not limited to, any trailer, camper, boat or recreational vehicle stored or maintained on any lot in such a way as to be visible from the fronting street, or nearer to a side street than the side street building setback line or on lots abutting the golf course any such are not to be stored, parked or maintained in the rear of the lot in such a way as to be visible from the golf course. **\$100 per month.**

Unauthorized Alterations and/or Additions to the Exterior of any Lot within the Association – Including but not limited to, any building, fence, wall, landscape or other structure having been commenced, erected, placed, altered or painted on any lot without having been submitted to and approved in writing by a majority of the members of the Committee. **\$100 per month.**

The State of Texas)
The County of Rockwall)

Executed by *K. Smith*, Secretary, Chisholm Ranch Estates Homeowners Association, Inc.

Sworn to me this 21 day of January, 2014 by *Kellie Smith*,
Secretary,
Chisholm Ranch Estates Homeowners Association, Inc.

Karen Williams
Notary Public – The State of Texas

My Commission expires:



Filed and Recorded
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Rockwall County, Texas
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Shelli Miller

