Violation Enforcement Resolution for
Woodstream Community Association, Inc.

STATE OF TEXAS §
§
COUNTY OF HARRIS §

Pursuant to the Bylaws of the Woodstream Community Association, Inc. and the Declaration of Protective Covenants, the Directors of Woodstream Community Association, Inc., a Texas non-profit corporation (referred to as "Association"), adopt the following resolution:

RE: Violation Enforcement Resolution

WHEREAS:

1. The Board of Directors is empowered to enforce the covenants, conditions and restrictions of the Covenants, Bylaws and any rules and regulations of the Association.
2. It is the Board's right to use its best efforts to ensure that said enforcement occurs.
3. The Board desires to provide a current, comprehensive list of restrictions, rules, regulations, and architectural control guidelines that apply to all owners in the Association.
4. The Board desires to record a summary of restrictions, rules, regulations, and architectural control guidelines in county record for access by all current and future owners.

BE RESOLVED THAT:

1. The Board of Directors hereby adopts this Violation Enforcement Policy to establish equitable policies for the Association in compliance with the Chapter 209 of the Texas Property Code, titled the "Texas Residential Property Owners Protection Act," as it may be amended (the "Act"). To the extent any provision within this policy conflicts with the Act or any other applicable law, such provision shall be modified to comply with the applicable law.
2. All rules of the Association shall be enforced.
3. The Violation Enforcement Procedure and Schedule (attached) shall be the Association's policy of enforcement of the covenants for the following general categories: Property Maintenance, Vehicle Storage and Prohibitions, Landscape Maintenance, Exterior Improvements, Nuisance Violations, Leases and Property Use, and all other curable violations listed in the Governing Documents.
4. The Board of Directors may, in their sole discretion, vary this schedule, and any fine amounts on a case-by-case basis due to the severity of the violation, prior violation history, or other factors that may influence the Board's decision.

EFFECTIVE: 9/1/2025

Frances Andrews
Frances Andrews (Oct 2, 2025 14:48:02 CDT)

Authorized Board Member Signature and Date

RP-2025-406057

Violation Enforcement Procedure and Schedule for
Woodstream Community Association, Inc.

Status	Violation Procedure	Action Required
1st Sighting or Report of Violation	Send Notice of intent to fine $25 if the violation is not resolved within 14 days from the notice (sent certified mail).	14 days to correct violation
2nd Sighting / Not Repaired / No application for extension	($25 fine) Send Notice of applied fine of $25 and intent to fine $50 if not resolved within 14 days from the notice (sent certified mail).	14 days to correct violation
3rd Sighting / Not Repaired / No application for extension	($50 fine) Send Notice of applied fine of $50 and intent to fine $75 if not resolved within 14 days from the notice (sent certified mail).	14 days to correct violation
4th Sighting / Not Repaired / No application for extension	($75 fine) Send Notice of applied fine of $75 and intent to fine $100 if not resolved within 14 days from the notice (sent certified mail).	14 days to correct violation
Recurring / Final Notice	($100 fine/recurring) Send Recurring Notice of applied fine of $100 with intent to continue to fine $100 every 14 days if not resolved (sent certified mail). The Board may also escalate the matter to the Association's attorney by sending a final notice that the file will be forwarded to the attorney to correct the violation through the court system in thirty (30) days if the violation is not resolved (sent certified mail).	14 / 30 days to correct violation

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General Policy

If a homeowner contacts management with the intent to correct a violation and asks for an extension, The Board may grant such extension if it deems the extension reasonable. The decision to grant an extension may be based on violation severity, prior violation history, or other factors that may influence the Board's decision. If the homeowner does not cure the violation after the extension period, the homeowner will be immediately referred to the attorney, or the process will be resumed at the last level of the process.

**Section 209.006, Texas Property Code provides that an owner is not entitled to prior notice and opportunity to cure if the owner has received any notice and not cured the same or similar violation in the preceding six months. The Association at this time can exercise any rights related to the violation under this policy of which the owner has previously been given notice for.*

Section 209.007, Texas Property Code provides that each owner may submit a written request for a hearing to the Association within thirty (30) days from the date of the letter to discuss and verify facts on a violation and resolve the matter in issue before the Board of Directors.* ***The Association or it's agent will provide a date and time *for the hearing, as well as a hearing packet not less than ten (10) days before the hearing, unless an agreement is made between the parties to hold the hearing in less time.* ***If the Board denies the Owner's appeal, the Owner must bring the violation into compliance within ten (10) days from the date of the Board's decision notice****, unless an alternative timeframe is presented in the decision. If the same violation has not been corrected after ten (10) days, or the amount of time determined by the Board in the written decision, the Association will resume the process at the next level.*

Attorney Procedure

It is the option of the Board of Directors to decide when and if an account goes to the attorney. The decision to escalate an account to the attorney may be based on violation severity, prior violation history, or other factors that may influence the Board's decision. Once an account is turned over to the attorney's office, the attorney will send the homeowner a letter of representation and a demand for compliance with the Association's governing documents. If the homeowner does not respond, the attorney will pursue all available action to cure the violation through the court/legal system. If allowable by law and the Association's Declaration of Covenants, all attorneys' fees/court costs shall be the homeowner's responsibility and shall be charged to the homeowners account and the money due shall be subject to the collection policy.

Other

This policy may be amended and/or adjusted by the Board of Directors from time to time without notice. Homeowners are advised that they should contact the management company to request the most recent version of this policy if they have a question and/or need assistance in making payment arrangements.

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