

BOARD RESOLUTION OF THE OAKS AT STONEY CREEK HOMEOWNERS ASSOCIATION
APPROVING REVISIONS TO COVENANT ENFORCEMENT AND FINING POLICY

Effective January 1, 2024

WHEREAS, The Oaks at Stoney Creek Homeowners Association, Inc. (the “HOA”) is a Texas not for profit corporation which is accountable through its Board of Directors (the “Board”) for the enforcement of covenants, conditions, restrictions, architectural guidelines, policies, rules and regulations as authorized by statute, including establishing and imposing reasonable fines or penalties for violations, pursuant to the First Amended Bylaws of The Oaks at Stoney Creek Homeowners Association, as adopted July 17, 2018;

WHEREAS, The Oaks at Stoney Creek Homeowners Association, Inc. was created pursuant to the certain Declaration of Covenants, Conditions and Restrictions dated May 30, 1995, as amended and restated pursuant to the First Amended and Restated Declaration of Covenants, Conditions and Restrictions for the Oaks at Stoney Creek filed for record on July 17, 2018 in the real property records of Dallas County, Texas, and the First Amended Bylaws of The Oaks at Stoney Creek Homeowners Association;

WHEREAS, legislation under Chapter 209 of the Texas Residential Property Owners Protection Act required the HOA to establish a Covenant Enforcement and Fining Policy (the “Policy”) dated July 17, 2018;

WHEREAS, subsequent legislation requires that the HOA revise the Covenant Enforcement and Fining Policy; and

WHEREAS, the revisions to the Policy are attached hereto;

RESOLVED, that the Board accepts the revisions to the Policy.

RESOLVED FURTHER, that the officers of the HOA are hereby authorized and directed to take such further action as may be necessary and appropriate or advisable to implement this resolution, and

The undersigned hereby certifies that this Resolution was approved by the Board and was duly adopted and shall remain in full force and effect until revoked or modified. The undersigned further certifies that she is the duly elected President of The Oaks at Stoney Creek Homeowners Association, Inc.

By: _____
Name: Debra Roberts
Title: President

STATE OF TEXAS §
COUNTY OF DALLAS §

THIS INSTRUMENT was acknowledged before me on this _____ day of _____, 2024, by Debra Roberts, President of The Oaks at Stoney Creek Homeowners Association, Inc., a Texas not for profit corporation, on behalf of said corporation.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

REVISIONS TO POLICY

1. The second paragraph of the Covenant Enforcement and Fining Policy is revised and corrected to read as follows:

WHEREAS, pursuant to Article VIII, Section 8.01 (a) of the First Amended Bylaws of The Oaks at Stoney Creek Homeowners Association, the Board of Directors is authorized to establish and collect penalties and fines for violations of the restrictive covenants set forth in the Declaration and any architectural standards, as may be amended from time to time (collectively referred to hereinafter as the “Governing Documents”).

2. Section 1. Establishment of Violation. is revised to include Exhibit I. Exhibit I includes, but is not limited to, the curable violations subject to fines if not resolved.
3. Section 8. Fines. Subsection a. Fines for curable violations, is deleted and replaced with Exhibit II.

EXHIBIT I

VIOLATIONS

Failure to obtain Architectural Control Committee approval for modifications or improvements to Homeowners property.
Failure to comply with the requirements of the Flags and Flagpoles policy.
Failure to comply with the requirements of the (exterior) Religious Items policy.
Failure to comply with the requirements of the Rainwater Recovery Systems policy.
Failure to comply with the requirements of the Political Signs Policy.
Failure to comply with the requirements of the Electric Generator Policy.
Failure to comply with the Roofing Materials or Alternative Shingles Policy.
Failure to comply with the Solar Energy Devices Policy.
Failure to comply with the Xeriscape Policy.
Failure to maintain the exterior of all buildings, fences, and walls on the Homeowners property, to include doors, windows, gutters, walks and driveways.
Failure to maintain landscapes on the Homeowners property, to include lawns, irrigation equipment, weed removal, trimming of bushes and trees, lawn mowing, sod or grass replacement, and cleanup of debris.
Temporary dwellings or storage sheds.
Failure to keep pets on leashes, pickup after pets, or exceeding the limit of 4 pets per household.
Parking of recreational vehicles.
Hanging and drying of clothes in public view.
Violation of the leasing or occupancy related rules and policies.
Abandoned, unregistered, inoperable or derelict vehicles.
Overnight parking of trucks larger than ¾ ton or vehicles with painted advertisements, or any vehicle that transports flammable or explosive cargo.
Carports.
Boats or any type of recreational vehicles or equipment which are parked on the Homeowners property or on the street parked for storage purposes (unless concealed from public view).
Livestock or poultry breeding, quartering, raising for commercial purposes or consumption.
Failure to keep trash and waste in appropriate containers and locations concealed from public view.
Failure to comply with the requirements regarding antennas.

EXHIBIT II

Curable Violations

VIOLATIONS	FINE AMOUNT	DAYS TO CURE
Courtesy Notice (Optional)	None	10
1 st Fine	\$25.00	10
2 nd Fine	\$25.00	10
3 rd Fine	\$50.00	10
4 th Fine	\$25.00	Every ten (10) days until cured