

**FINE SCHEDULE OF  
SILVER OAKS HOMEOWNERS' ASSOCIATION, INC.**

**WHEREAS**, the property affected by this Fine Schedule is subject to certain dedications, covenants and restrictions (the "Declaration") which are of record in the Official Public Records of Bexar County, Texas, as follows:

Doc#20050110345 Bexar County

**WHEREAS**, pursuant to the authority vested in Silver Oaks Homeowners' Association, Inc. (the "Association") under the Declaration and pursuant to the express authority of the TEXAS PROPERTY CODE, the Board of Directors of the Association (the "Board") hereby promulgates the following Fine Schedule; and

**WHEREAS**, Pursuant to the applicable provisions of the Declaration and By-laws, the Board of Directors of the Association is authorized to adopt, amend, repeal and enforce various rules and regulations and fines, as it deems necessary or desirable with respect to the interpretation and implementation of the By-Laws, Architectural Design Guidelines, Rules and Regulations, and the Declaration; and

**WHEREAS**, the Association desires, pursuant to the authority set out in the Declaration and By-laws, and as set out in Chapter 204.010 of the TEXAS PROPERTY CODE, to adopt a Fine Schedule and to impose, implement and levy fines as set out in the Fine Schedule, and as may be deemed necessary or desirable, as determined by the Board of Directors of the Association, for the interpretation and implementation of the By-Laws, Architectural Design Guidelines, Rules and Regulations, and the Declaration.

**NOW, THEREFORE**, for the purpose of adopting a Fine Schedule for the implementation and enforcement of the By-Laws, Architectural Design Guidelines, Rules and Regulations, and the Declaration; be it

**RESOLVED** by the Board of Directors of Silver Oaks Homeowners' Association, Inc., that the following Fine Schedule be adopted.

**FINE SCHEDULE**

1. **Violation Policy and Penalties**. Any violation of any of the By-Laws, Architectural Design Guidelines, Rules and Regulations, and Declaration, which are applicable to the Subdivision or the Association, by an individual owner, or resident, shall result in the following actions and penalties.
  - a. First Violation - a warning will be issued in writing to the owner and, if known to the Association, to the resident of the property. The warning, which may be in the form of a letter, shall contain all required statutory notices, including, without limitation, the notice required under the Texas Residential Property Owners Protection Act, Texas Property Code Section 209.006, as it may be amended from time to time.
  - b. Subsequent Violations - owners and residents will be subject to the following penalties for any subsequent violations:

(1) Non-Continuing Violations. For all non-continuing violations re-occurring within six (6) months of the First Violation:

(a) \$100.00 per occurrence.

(2) Grass and Shrubbery. For failure to mow, trim and weed the yard:

(a) \$100.00 per occurrence.

(3) Continuing Violations. For failure to obtain Architectural Control Committee approval, failure to maintain improvements as required, and other continuing violations:

(a) \$200.00 per month, per occurrence.

2. **Penalties Responsibility of the Owner**. All monetary penalties will be billed to the owner's account and will be payable by the owner to the Association within 30 days of the date of billing.
3. **Penalties Cumulative**. All penalties shall be cumulative but the total amount fined will not exceed \$1,200.00 during the six (6) month period following the First Violation. If the violation continues for more than six (6) months or reoccurs after the end of a six (6) month period, such violation shall be subject to an additional \$1,200.00 cap for each subsequent six (6) month period.
4. **Non-Exclusive Remedies**. The imposition of the monetary penalties provided herein shall not be construed to be an exclusive remedy, and shall be in addition to all other rights and remedies to which the Association may otherwise be entitled, including, without limitation, the filing of an Affidavit of Non-Compliance in the Real Property Records of Montgomery County, Texas, and/or the initiation of legal proceedings seeking injunctive relief and/or damages, attorney's fees, costs of court and all other remedies, at law or in equity, to which the Association may be entitled.
5. **Violation by Resident, Tenant, or Agent**. A violation by a resident, tenant, guest, or agent of the owner shall be treated as a violation of the owner of the property. If the resident is someone other than the owner, then both the resident and the owner will be penalized. All monetary penalties shall be billed to the owner and, if applicable, the resident.
6. **Courtesy Notice**. For less severe violations, the Association may provide the owner and, if known by the Association, the resident, a courtesy notice and request for compliance within a specified time prior to initiating the notice procedure contained in paragraph 3.