

**SILVER OAKS HOMEOWNERS ASSOCIATION, INC.
ENFORCEMENT POLICY**

**STATE OF TEXAS §
 §
COUNTY OF BEXAR §**

Pursuant to Section 209.006, Texas Property Code, and Section 209.007, Texas Property Code, the Board of Directors of Silver Oaks Homeowners Association, Inc. hereby adopts the following Enforcement Policy to govern procedures for enforcement of the governing documents of the Association:

I. ENFORCEMENT ACTION DEFINED

In this Policy, "enforcement action" is defined as suspension of an Owner's right to use a Common Area, filing a suit against an Owner other than a suit to collect a regular or special assessment or foreclose the Association's lien, charging an Owner for property damage, levying a fine for a violation of the restrictions or Bylaws or rules of the Association, or reporting any delinquency of the Owner to a credit reporting service.

II. NOTICE OF ENFORCEMENT ACTION

Before the Association may take enforcement action against any Owner, it must first give written notice to the Owner by certified mail. The notice must:

- (1) describe the violation or property damage that is the basis for the suspension action, charge, or fine and state any amount due the Association from the Owner;
- (2) unless the Owner has been previously given notice and the opportunity to cure the violation without penalty in the preceding six months, inform the Owner that the Owner:
 - (A) is entitled to a reasonable period to cure the violation and avoid the fine or suspension if the violation is of a curable nature and does not pose a threat to public health or safety;
 - (B) may request a hearing on or before the thirtieth day after the date the notice was mailed to the Owner; and,
 - (C) may have special rights or relief related to the enforcement action under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. App. Section 501, *et seq.*), if the Owner is serving on active military duty;
- (3) specify the date by which the Owner must cure the violation if the violation is of a curable nature and does not pose a threat to public health or safety; and
- (4) be sent by verified mail to the Owner at the Owner's last known address as shown on the Association records.

The notice and hearing provisions of this Policy do not apply if the Association files a suit seeking a temporary restraining order or temporary injunctive relief or files a suit that includes foreclosure as a cause of action, nor to a temporary suspension of a person's right to use common areas if the temporary suspension is the result of a violation that occurred in a Common Area and

involved a significant and immediate risk of harm to others in the subdivision. The temporary suspension is effective until the Board makes a final determination.

III. HEARING REQUEST

If an Owner makes a timely written request for a hearing before the Board, the hearing shall be held within thirty days of the date the Board receives the Owner's request for a hearing and the Board shall notify the Owner of the date, time, and place of the hearing not later than the tenth day before the date of the hearing. The Board or the Owner may request a postponement, and, if requested, a postponement shall be granted for a period of not more than ten days. Additional postponements may be granted by agreement of the Owner and the Board. The Owner or the Association may make an audio recording of the meeting.

IV. HEARING PACKET

Not later than ten days before the Association holds a hearing under this Policy, the Association shall provide to the Owner a packet containing all documents, photographs, and communications relating to the matter the Association intends to introduce at the hearing. If the Association does not provide a packet by the ten-day deadline, the Owner is entitled to an automatic fifteen-day postponement of the hearing.

V. HEARING PRESENTATIONS

During the hearing, a member of the Board or the Association's designated representative shall first present the Association's case against the Owner. The Owner or the Owner's designated representative is entitled to present the Owner's information and issues relevant to the appeal or dispute.

The foregoing was adopted by majority vote of the Board of Directors of the Association, as certified by the signatures below of the President and Secretary of the Association, to be effective upon this Policy being recorded in the Official Public Records of Bexar County, Texas.

SILVER OAKS HOMEOWNERS
ASSOCIATION, INC.
a Texas non-profit corporation, acting by and
through its Board of Directors

Paul Darr
Paul Darr (Apr 4, 2022 21:26 CDT)

By: Paul Darr, its President

Aaron Dilday
Aaron Dilday (Apr 4, 2022 23:59 CDT)

By: Aaron Dilday, its Secretary

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

Before me, the undersigned notary public, on this day personally appeared Paul Darr, President of Silver Oaks Homeowners Association, Inc., known to me or proved to me by presentation to me of a governmentally-issued identification card to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office the ____ day of _____, 2022.

Notary Public, State of Texas

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

Before me, the undersigned notary public, on this day personally appeared Aaron Dilday, Secretary of Silver Oaks Homeowners Association, Inc. known to me or proved to me by presentation to me of a governmentally-issued identification card to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office the ____ day of _____, 2022.

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Silver Oaks Homeowners Association, Inc.
c/o Tom L. Newton, Jr.
Allen, Stein & Durbin, P.C.
6243 IH 10 West, Suite 700
San Antonio, TX 78201

05465.0001.2241820/jh




SILVER OAKS - 2022 ENFORCEMENT POLICY

Final Audit Report

2022-04-05

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By:	[REDACTED]
Status:	Signed
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"SILVER OAKS - 2022 ENFORCEMENT POLICY" History

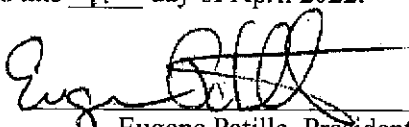
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-  Document emailed to Paul Darr (pauldarr@silveroakssa.com) for signature
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-  Email viewed by Paul Darr (pauldarr@silveroakssa.com)
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-  Document e-signed by Paul Darr (pauldarr@silveroakssa.com)
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-  Document emailed to Aaron Dilday (aarondilday@silveroakssa.com) for signature
2022-04-05 - 2:26:30 AM GMT
-  Email viewed by Aaron Dilday (aarondilday@silveroakssa.com)
2022-04-05 - 4:59:00 AM GMT - IP address: 104.8.25.8
-  Document e-signed by Aaron Dilday (aarondilday@silveroakssa.com)
Signature Date: 2022-04-05 - 4:59:33 AM GMT - Time Source: server- IP address: 104.8.25.8
-  Agreement completed.
2022-04-05 - 4:59:33 AM GMT

CERTIFICATE OF SECRETARY
Silver Oaks Homeowners Association, Inc
(Bexar County)

The undersigned, Eugene Patillo hereby certifies that he is the acting Managing Agent of the Silver Oaks Homeowners Association, Inc. a Texas non-profit corporation; that, as such, he is the keeper of the records and minutes of the proceedings of the Association, which is duly organized and existing under the laws of the State of Texas. The undersigned hereby further certifies as follows:

Attached hereto in accordance with the provisions of applicable laws are a true and complete copy of the Fine Schedule (Exhibit "A"), ACA Design Standards (Exhibit "B") and Enforcement Policy (Exhibit "C") which has not been amended, modified, or rescinded, except as attached hereto, and are in full force and effect on the date hereof.

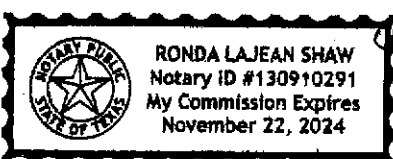
IN WITNESS WHEREOF, I have hereunto set my hand this 11th day of April 2022.

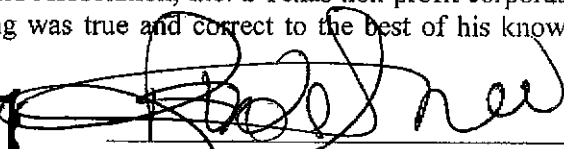

Eugene Patillo, President

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 11th day of April 2022 by Eugene Patillo, Managing Agent of the Silver Oaks Homeowners Association, Inc. a Texas non-profit corporation, on its behalf, who stated before me that the foregoing was true and correct to the best of his knowledge and belief.




Notary Public, State of Texas

AFTER RECORDING, RETURN THIS INSTRUMENT TO:
FirstService Residential San Antonio
3424 Paesanos Parkway, Suite 100
Shavano Park, Texas 78231