

**RESOLUTION FOR
BRODIE SPRINGS HOMEOWNERS ASSOCIATION, INC.**

WHEREAS, the Brodie Springs Homeowner's Association, Inc. (the "Association") is a Texas Non-Profit Corporation organized exclusively to act as an agent for each and every Member, as such term as defined in the CC&R's, in exercising all of the powers and privileges, and performing all of the duties and obligations, of the Association under the Declaration of Covenants, Conditions, and Restrictions for Brodie Springs (the "CC&Rs");

WHEREAS, Article IV, Sections 4.4 (a) and 4.4(e) of the CC&Rs grants to the Association the power and authority to make and enforce rules within the Property, as such term as defined in the CC&R's, and to make and assess Fines within the Property for violations by an Owner;

NOW BE IT RESOLVED, that the following fine schedule shall be the Association's policy and part of its enforceable rules:

The first incident of a violation of the CC&Rs or any policy rule of the Association (a "Violation") shall result in written courtesy notice delivered via United States mail to the property owner of record with no fine imposed. The cure time for a violation, unless otherwise specified by the Association at their sole discretion or required by state law, shall be within 24 hours of receipt of the courtesy notice.

INITIAL VIOLATIONS:

Failing to cure such Violation within seven (7) days of delivery of such courtesy notice, shall incur fines in the following amounts, at a frequency of every other week beginning from the date of the first courtesy notice and shall be cumulative, unless otherwise specified by the Association at their sole discretion:

- 2nd violation notice: \$50
- 3rd violation notice: \$100
- 4th violation notice: \$150
- 5th violation notice and thereafter: \$200

In the event that the Owner fails to cure the Violation and receives a 2nd violation notice, in addition to the applicable fines, the Association may impose all costs and expenses associated with the Association enforcing the CC&R's and curing the Violation including attorney fees.

REPEAT VIOLATIONS:

Repeat Violations of the same section of the CC&Rs or policy rule occurring within a six (6) month period shall incur fines, without a courtesy notice, which shall be cumulative, in the following amounts unless otherwise specified by the Association at their sole discretion:

- 1st violation within the six (6) month period: \$50
- 2nd violation within the six (6) month period: \$100
- 3rd violation within the six (6) month period: \$150
- 4th violation within the six (6) month period and thereafter: \$200

The Association reserves its right to seek injunctive relief and damages at any time at its sole discretion.

This resolution was passed by a unanimous vote of the Board of Directors of the Association at a duly called and noticed meeting for that purpose on the date set forth below to be effective November 10, 2015.

[Signature Page Follows]

Effective as of the 10th day of November, 2015.

DocuSigned by:
Robert Amoroso
By: _____
Name: Rob Amoroso
Title: President

DocuSigned by:
David Greenberg
By: _____
Name: David Greenberg
Title: Vice President

DocuSigned by:
Bruce Hermes
By: _____
Name: Bruce Hermes
Title: Treasurer

DocuSigned by:
Nick Weynand
By: _____
Name: Nick Weynand
Title: Secretary

Effective as of the 10th day of November, 2015.

By: *Robert Amoroso*

Name: Robert Amoroso

Title: President

THE STATE OF TEXAS

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§
§

COUNTY OF TRAVIS

This instrument was acknowledged before me on the 17th day of December, 2015, by Robert Amoroso, the President of the Brodie Springs Homeowners Association, Inc. a Texas non-profit corporation, on behalf of said corporation.



Karen Vaughn

Notary Public, State of Texas

AFTER RECORDING RETURN TO:



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

January 19 2016 11:15 AM

FEE: \$ 38.00 2016007262