

2
RESTRICTION

RP-2017-170352
04/21/2017 RP1 \$20.00

165

RET. <

Lancaster Community Association, Inc.
19831 Stoney Haven Drive
Cypress, TX 77433
281-858-1449
www.mylcai.com

✓

Resolution to Adopt Process and Producers for Deed Violation Enforcement and a Payment Plan Administrative Fee

Whereas, the Board of Directors of Lancaster Community Association, Inc., held a meeting on April 20, 2017 to determine that the Association should evaluate and update the policy and procedures of the Deed Restriction Violations Enforcement and adding a payment plan administrative fee and officially record it with Harris County. This document is to perform in conjunction with any previous amendments, process, and/or procedures regarding to the enforcement of deed restriction violations and payment plan guidelines that have been filed with Harris County.

Whereas, the Board of Directors determined that it had a fiduciary responsibly to the Association to ensure that the communities deed restrictions were strictly enforced; and

Whereas, the Board of Directors determined that in conjunction with governing documents and legislative law, that newly voted deed violation process and procedures should be filed with county as follows;

First Notice/Courtesy;

A courtesy notice shall be mailed to the homeowner, providing said homeowner with a minimum of ten (10) days to bring the property back into compliance with the deed restrictions; and

Second Notice/Fine

No less than a minimum of ten (10) days after the first notice/courtesy letter was sent, a statement will be mailed out providing an itemized account ledger reflecting why and when the property was fined;

Third Notice/Action

If property remains in violation after the first and second notices; (listed above) roughly twenty (20) plus days; said account will be placed with Lancaster's attorney for legal action to be taken; such as a demand letter for compliance of deed restrictions as well as collection of outstanding balance of such fines that were placed on said account, plus the cost of legal fees. This action will be taken on violations such as;

- Property used for parking or storage of boats, trailers, non-operating vehicles, commercial vehicles, non-standard vehicles, etc., per outlined within our governing documents.
- Extensive home and property repairs such as; garage doors, painting, falling trim/gutters, mold/mildew, broken windows, full fence replacement, etc.
- Modification, addition, or alteration made to the property without prior approval (ACC Approval)
- Livestock or poultry being kept at or on the property.
- Any repeat violations deemed by the Board of Directors.

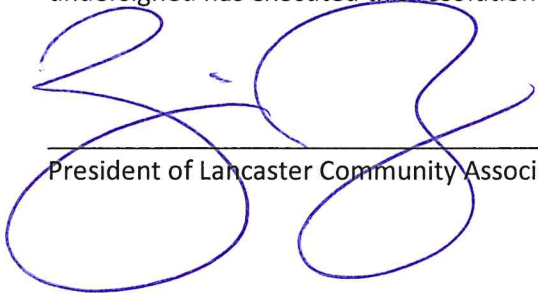
Payment Plan Administrative Fee

Whereas, the Board of Directors determined that in conjunction with governing documents and legislative law, that a newly voted payment plan administrative fee should be filed with county as follows;

Accounts that are delinquent will adhere to a \$25.00 administrative fee for placing their account on a payment plan with Lancaster Community Association, Inc.

BE IT RESOLVED, that these policies are to be published to all members of Lancaster Community Association, Inc.

This resolution was adopted by the Board of Directors on April 20, 2017 in witness whereof, the undersigned has executed this resolution on April 20, 2017.



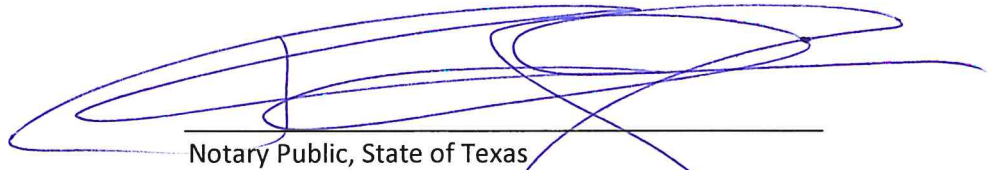
President of Lancaster Community Association, Inc.

LM

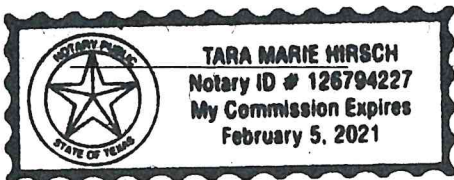
State of Texas
County of Harris

This instrument was acknowledged before me on the 20 day of April, 2017.

My commission expires:



Notary Public, State of Texas



Notary's printed name: Tara Hirsch

FILED FOR RECORD

8:59:53 AM

Friday, April 21, 2017

Stan Stewart

COUNTY CLERK, HARRIS COUNTY, TEXAS

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED; in the Official Public Records of Real Property of Harris County Texas

Friday, April 21, 2017



Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS