

**PROPERTY OWNERS ASSOCIATION FOR RIVER ROCK RANCH. INC.
ENFORCEMENT POLICY**

STATE OF TEXAS

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COUNTY OF BEXAR

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KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, River Rock Ranch is a residential real estate development located in Bexar County, Texas (the "Subdivision"); and,

WHEREAS, the Subdivision is governed by and subject to that certain Declaration of Covenants, Conditions and Restrictions for River Rock Ranch, a Planned Unit Development, recorded in Volume 13338, Page 785, Official Public Records of Real Property of Bexar County, Texas, as amended (the "Declaration"); and,

WHEREAS, in accordance with the Declaration, Property Owners Association for River Rock Ranch, Inc., a Texas non-profit corporation (the "Association"), was created to administer the terms and provisions of the Declaration; and,

WHEREAS, the Association is empowered by Article V, Section 5.7 of the Declaration to enforce Association Rules (the "Rules"), and,

WHEREAS, upon purchasing a lot in the Subdivision all Owners automatically become members of the Association and agree to abide by the terms of the Bylaws and Declaration, and any rules and regulations adopted by the Board and,

WHEREAS, the Declaration grants the Association broad powers to manage the neighborhood and control the appearance and use of all homes located in the Subdivision, including the right to impose fines in order to enforce compliance and suspension rights to use common area;

NOW, THEREFORE, BE IT, AND IT HEREBY, RESOLVED, that the Board hereby adopts this enforcement policy to establish equitable policies and procedures for the taking of certain enforcement action, in compliance with Chapter 209 of the Texas Property Code. To the extent any provision within this policy is in conflict the act or any other applicable law, such provision shall be modified to comply with the applicable law.

i. Owner's Liability. An Owner is liable for fines levied by the Association, and suspension of their rights to use common area for violations of the Declaration and/or the Association's Rules by the Owner and the relatives, guests, employees, and agents of the Owner and residents. Regardless of who commits the violation, the Association may direct all communications regarding the violation to the Owner.

ii. Violation Notice. Owners will be given written notice of non-compliance by the Association's management company prior to enforcement action being considered. When taking enforcement action the Association will give the Owner a written violation notice and an opportunity to be heard. This requirement may not be waived. The Association's written violation notice will contain the following items:

- (1) the date the violation notice is prepared or mailed;
- (2) a description of the violation;
- (3) a reference to the rule or provision that is being violated;
- (4) a description of the action required to cure the violation, if it can be cured;

- (5) the timeframe in which the violation is required to be cured, if it can be cured;
- (6) the amount of the fine, not to exceed \$50.00 per day, and the length of the suspension of common area rights (which may include deactivation of their gate access remote);
- (7) a statement that not later than the thirtieth (30th) day after the date the violation notice is mailed, the Owner may request a hearing before the Board to contest the violation notice; and,
- (8) the date the fine attaches or begins accruing and the suspension becomes active, subject to the following:

- i. New violations. If the Owner has not been given notice and a reasonable opportunity to cure the same or similar violation within the preceding six months, the notice will state a specific timeframe by which the violation must be cured to avoid enforcement action, in cases where the violation can be cured. The notice must state that any future violation of the same rule may result in enforcement action.
- ii. Uncurable and Repeat violations. In the case of an incurable violation or repeat of the same or similar violation of which the Owner was previously notified and the violation was cured within the preceding six-month time period, the notice will state that, because the violation cannot be cured or because the Owner was given notice and a reasonable opportunity to cure the same or similar violation but the violation has occurred again, the fine attaches and the suspension commences from the date of the notice or a later, specified date.

iii. To request a hearing before the Board, the Owner must submit a written request to the Association's manager (or the Board if there is no manager) within thirty days after the date the violation notice was mailed. Within fifteen days after the Owner's request for a hearing, the Association will give the Owner at least ten days' advance notice of the date, time, and place of the hearing. Pending the hearing, the Association may continue to exercise its other rights and remedies for the violation, as if the declared violation were valid. The Owner's request for a hearing suspends only the duty to pay any fine assessed. The hearing will be held in a closed or executive session of the Board. At the hearing, the Board will consider the facts and circumstances surrounding the violation. The Owner may attend the hearing in person, or may be represented by an attorney or written communication. If the Board or an Owner desires to make an audio recording of the hearing they may do so. The minutes of the hearing must contain a statement of the results of the hearing and the fine, if any, imposed. If the Owner appears at the meeting, the notice requirements will be deemed satisfied.

iv. Notice of Levy of Fine. Within thirty days after levying the fine, the Board must give the Owner notice of the levied fine, if any. If the fine is levied at the hearing at which the Owner is actually present, the notice requirement will be satisfied if the Board announces its decision to the Owner at the hearing. Otherwise, the notice must be in writing. In addition to the initial levy notice, the Association will give the Owner periodic written notices of an accruing fine or the application of an Owner's payments to reduce the fine. The periodic notices may be in the form of monthly statements or delinquency notices.

v. Maximum Fine. The maximum amount that an Owner will be fined for any particular violation shall be \$1,500.00 in any twelve month period.

vi. Collection of Fines. The Association shall have a lien for unpaid fines on the lot of the Owner associated with the enforcement action, which may be collected in like manner as unpaid assessments.

vii. Amendment of Policy. This policy may be revoked or amended from time to time by the Board. This policy will remain effective until the Association records an amendment to this policy in the

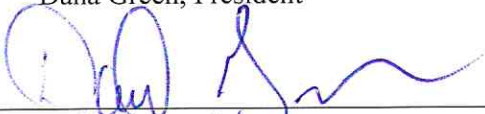
county's official public records. The notice may be published and distributed in an Association newsletter or other community-wide publication.

The foregoing document was approved by the Board at a duly-called open meeting for which proper notice was given to the members, as certified by the signatures of the President and Secretary of the Association below.

Signed this the 27 day of December, 2017.

PROPERTY OWNERS ASSOCIATION FOR RIVER ROCK
RANCH, INC., a Texas non-profit corporation

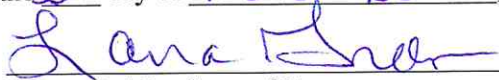
By: 
Dana Green, President

By: 
David Green, Secretary

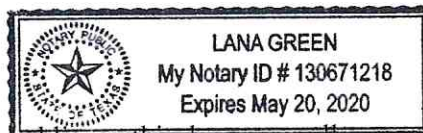
STATE OF TEXAS §
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COUNTY OF BEXAR §

Before me, the undersigned notary public, on this day personally appeared Dana Green, known to me or proved to me by presentation to me of a governmentally-issued identification card to be one of the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office the 27th day of December, 2017.


Notary Public, State of Texas

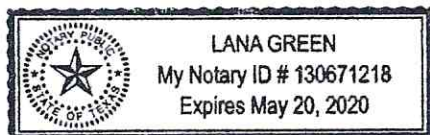
STATE OF TEXAS §
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Before me, the undersigned notary public, on this day personally appeared David Green, known to me or proved to me by presentation to me of a governmentally-issued identification card to be one of the persons whose name is subscribed 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 27th day of December, 2017.


Notary Public, State of Texas



AFTER RECORDING RETURN TO:

Property Owners Association for River Rock Ranch, Inc.
c/o Diamond Association Management & Consulting
14603 Huebner Rd., Building 40
San Antonio, TX 78230

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