

ADDITIONAL DEDICATORY INSTRUMENTS

for

CLEARWATER COVE PROPERTY OWNERS ASSOCIATION

THE STATE OF TEXAS §  
COUNTY OF MONTGOMERY §

BEFORE ME, the undersigned authority, on this day personally appeared Larry Parish, who, being by me first duly sworn, states on oath the following:

"My name is LARRY G. PARISH. I am over twenty-one (21) years of age, of sound mind, capable of making this affidavit, authorized to make this affidavit, and personally acquainted with the facts herein stated:

"I am the Secretary of CLEARWATER COVE PROPERTY OWNERS ASSOCIATION. Pursuant to Section 202.006 of the Texas Property Code, the following documents are copies of the original official documents from the Association's files:

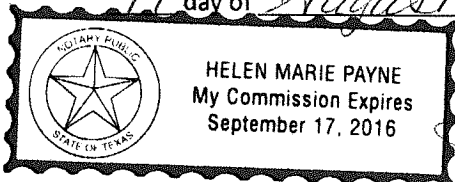
- 1. Policy Regarding Fines and Mowing

DATED this 24<sup>th</sup> day of July, 2014.

CLEARWATER COVE PROPERTY OWNERS ASSOCIATION

BY: [Signature]  
Secretary

SUBSCRIBED AND SWORN TO BEFORE ME by the said Larry Parish on this the 19 day of August, 2014.



[Signature]  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

✓ After recording, return to:  
DAUGHTRY & JORDAN, P.C. - LF  
17044 El Camino Real  
Houston, TX 77058

**POLICY REGARDING FINES & MOWING**

**CLEARWATER COVE PROPERTY OWNERS ASSOCIATION**

WHEREAS, Article VII, Section 7.9, "Levy of Fines," of the CCRs authorizes the Clearwater Cove Property Owners Association ("Association") to levy fines against any Owner for violation of the Declaration of Restated and Amended Covenants, Conditions and Restrictions ("CCRs"); and

WHEREAS, Article III, Section 3.7, "Lot and Improvement Maintenance," of the CCRs authorizes the Association to enter any Owner's lot upon proper notice to cut the grass if the Owner fails to properly do so;

NOW THEREFORE, BE IT RESOLVED THAT:

The following POLICY REGARDING FINES & MOWING is hereby adopted:

1. **First Notice.** Upon the determination by the Association of any violation of the CCRs, the Association may send out a first notice of the violation to the Owner by postcard.
2. **Second Notice.** If after 10 days from the date of the first notice no action to cure the CCRs' violation has taken place, then a second notice in the form of a friendly letter may be sent by first class mail only.
3. **Third Notice.** If after 10 more days elapses and no cure of the CCRs' violation takes place, then a third notice under Texas Property Code Section 209.0006 will be mailed concerning the potential levy of a \$25.00 fine. The fine will be levied after the notice period expires.
4. **Final Notice.** If after the expiration of the 10 more days no cure of the violation of the CCRs has occurred, then a final notice under Texas Property Code Section 209.0006 will be mailed concerning the levy of an additional \$100.00 fine. The fine will be levied after the notice period expires.
5. **Attorney Action.** If after the expiration of 30 days from the date the Owner receives the Final Notice the violation of the CCRs has not been cured, then this matter may be turned over to the Association's attorney for legal action.
6. **Mowing.** The one exception to the above procedure will be for yards that need mowing. Under Section 3.7 of the CCRs, such residents will receive a postcard to be notified of a "force mow." A "force mow" is where the Association hires a third party to mow the yard not in compliance with the CCRs. As per the CCRs, the fee for doing so will be passed on to the Owner.

Adopted this 24<sup>th</sup> day of JULY, 2014, by the Board of Directors of the Association.


CLEARWATER COVE PROPERTY OWNERS  
ASSOCIATION

  
\_\_\_\_\_  
Signature of Secretary

Print Name: LARRY PARISIT

**FILED FOR RECORD**

08/25/2014 11:44AM



COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF MONTGOMERY

I hereby certify this instrument was filed in file number  
sequence on the date and at the time stamped herein  
by me and was duly RECORDED in the Official Public  
Records of Montgomery County, Texas.

**08/25/2014**



County Clerk  
Montgomery County, Texas