



parking, trash and recycle container placement, and other subjective elements subject to the Declarant's and thereafter, the Board's discretion. The Declarant and the Board shall have the right to determine objective elements on a case-by-case basis whenever they deem it to be in the best interest of the community and its residents.

**The Community-Wide Standard may or may not be in writing and will likely evolve as development progresses and as the Property changes.** The Community-Wide Standard shall not fall below the level established for the Property as of the date the Development Period expires. *The Community-wide standard is enforceable, whether in writing or not, the same as any other restriction, rule, or regulation within the Governing Documents, or which is adopted or otherwise amended at any time and from time to time. Any violation of a Community-Wide Standard shall be enforced the same as a violation based on any written rule or restriction and shall carry the same enforcement rights and measures as any other violation.*

**Other facts to consider. The below does not constitute all rules or requirements:**

- Owners / occupants will be noticed of a violation and the Owner / occupant shall have a set number of days in which the violation should be cured. Be advised that certain violations may have different notice requirements and carry greater fines than other violations based on the nature, severity, or reoccurring nature of the violation. For example, non-curable or incurable violations or actions and/or violations by an Owner or any occupant that threatens the health, safety, and/or welfare of any resident, property, person, place, or thing.
- **The Association is within its rights to accept written statements or affidavits from Owners or any resident or occupant who eye witnesses a violation occurring without photo proof required. Additionally, the Association may accept video feeds from ring door bells, security cameras, or other types of video or media sources.**
- If the problem is not corrected within the set number of days indicated in the notice, the Association shall have the right to move to Self-Help actions and may hire a contractor or designate any vendor or person capable of abating the violation, and the Owner will be billed for all cost associated with the abatement. Additionally, fines up to \$1,000.00 per violation occurrence may be levied depending upon the severity or reoccurring nature of the violation.
- Any violations not corrected by an Owner, or any occupant may face additional daily or weekly fines and/or Self-Help actions. At the Board's sole discretion, suit for non-compliance with the Governing Documents and rules of the Association may also be filed.
- An Owner may request an extension from time to time and the Board or its assigned delegates may authorize one (1) extension which shall not exceed thirty (30) days without the express written consent of the Board. Notwithstanding, an exclusion to this rule shall be the replacement of trees or other landscape which must be planted during optimal growing seasons.

**IT IS FURTHER RESOLVED**, that this Policy replaces and supersedes, in all respects, all prior policies and resolutions addressing the Community-Wide Standard Policy by the Association, and is effective upon its filing with the office of the county clerk, and shall remain in force and effect until revoked, modified, or amended by the Board.

**IN WITNESS WHEREOF**, the Board has caused this Policy to be executed by its duly authorized representative as of the \_\_\_\_ of \_\_\_\_\_, 20\_\_.

[ \_\_\_\_\_ ] Homeowner’s Association, Inc., a Texas non-profit corporation

Name: \_\_\_\_\_

Title: [ \_\_\_\_\_ ], Board President

The undersigned, being the duly appointed and authorized Secretary of [ \_\_\_\_\_ ] (the “Association”), a Texas nonprofit corporation, do hereby certify that this Community-Wide Standard Policy was adopted by the Board of Directors by at least majority of the Board on the [ \_\_\_\_\_ ] day of [ \_\_\_\_\_ ] 20\_\_, and are in full force and effect.

By: \_\_\_\_\_  
[ \_\_\_\_\_ ], Board Secretary