

GUIDELINE FOR ENFORCEMENT OF
BRAESWOOD HOMEOWNERS ASSOCIATION
RESTRICTIONS AND BY-LAWS

1/12/16

The Board of Managers is responsible for enforcement of all recorded Restrictions and By-Laws pertaining to the Braeswood Homeowners Association as per paragraphs 21, 22 and 28 of the Restrictions and section 10.03 of the By-Laws.

Therefore, in order to preserve the integrity and aesthetics of the Braeswood Development by encouraging immediate and voluntary cooperation of the Restrictions and By-Laws by all Association members, the Board of Managers hereby adopts and authorizes the following enforcement guidelines:

1. Upon becoming aware of a violation of the Restrictions or By-Laws, the Board shall notify the offending member in writing that they have 10 days to remedy the violation and will also send a copy of these enforcement guidelines to the offender. This guideline will also be given to any new purchaser of a home or vacant lot.

2. If after 10 days the violation has not been remedied, the Board shall send a second letter to the offending member requesting that the violation be voluntarily cured within 5 days or the Board may elect to take further action including, but not limited to, fining the offending party, filing suit against the offending party, or notifying local/state officials if the violation jeopardizes the safety and well being of other residents.

3. If the violation is not cured after the second notice, the Board may elect to do one or both of the following:


a) Fine the resident \$50.00 for each day the offense is not cured and to file a lien against the property if the fine is not paid. The offending member will be responsible for all legal, filing, and associated fees incurred by the Association in its efforts to cure the violation as per section 10.03 of the By-Laws.

AND/OR


b) The Board may elect to file immediate court proceedings against the offending member and the offending member will be responsible for all legal, filing, and associated fees incurred by the Association in its lawsuit to cure the violation as per section 10.03 of the By-Laws.

Note: The misdeeds of others does not justify your violations. No Association Member may refuse to cure their violation until or because of another existing violation located elsewhere in the development.

Accepted on 1/13, 2016



President



Vice President