

GUIDLINE FOR ENFORCEMENT OF
BRAESWOOD HOMEOWNERS ASSOCIATION
RESTRICTIONS BY-LAWS, and LAKE RULES and REGULATIONS
10/8/19

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 Article IX, Section 9.07 of the By-Laws.

Therefore, in order to preserve the value, integrity and aesthetics of the Braeswood lake lots by encouraging immediate and voluntary cooperation of the Restrictions and By-Laws and Lake Rules, the Board of Managers hereby adopts and authorizes the following enforcement guidelines:

1. Absolutely no water for any purpose may be pumped from any lake and at no time may any pipes extend into the lake.

2. Upon becoming aware of a violation, the offending owner shall be notified in writing or by phone call that they have 2 days to remedy the violation.

3. If the violation is not cured after the 2 day notice, the Braeswood Homeowners Association management company (currently Kunkel-Wittenauer Group) 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.

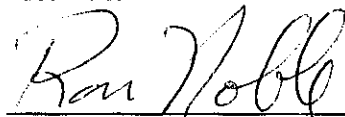
4. Any repeat violation will result in an immediate \$250 fine as well as \$50 per day fine for each and every day until the offense is cured.

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 October 8, 2019



President



Vice President