

**RESOLUTION OF THE BOARD OF DIRECTORS  
OF  
BOZMAN FARM ESTATES PHASE 1 HOMEOWNERS ASSOCIATION, INC.  
[Fine Policy]**

I, the undersigned President of **BOZMAN FARM ESTATES PHASE 1 HOMEOWNERS ASSOCIATION, INC.**, a Texas non-profit Association (the "**Association**"), hereby certify that, by unanimous consent, the Board of Directors of the Association, at a meeting duly called and held pursuant to the provisions of Section 22.220 of the Business Organizations Code, adopted the following resolutions:

**WHEREAS**, that certain *Declaration of Covenants, Conditions, and Restrictions for Bozman Farm Estates Phase 1 Homeowners Association, Inc.* dated June 15, 2004, and filed as Instrument Number 0087748 in Volume 5689, Page 4106 *et seq.*, Real Property Records of Collin County, Texas, as same may have been supplemented or amended (collectively hereinafter referred to as the "**Declaration**") establishes restrictive covenants for the maintenance, repair, upkeep, and alteration of Lots in the Bozman Farm Estates addition to preserve and enhance the Lots, and for the common benefit of owners and residents of Bozman Farm Estates, as more particularly described in the Declaration; and

**WHEREAS**, the Declaration and applicable Texas law invests in the Board of Directors of the Association the authority to make and publish reasonable rules for the administration and enforcement of the restrictive covenants contained in the Declaration; and

**WHEREAS**, the Board has determined that it is in the best interest of the Association to establish the following fine structure for the violation of the restrictive covenants, rules and regulations, to which the Lots are subject under the Declaration;

**NOW THEREFORE, BE IT RESOLVED** that the Board does hereby **MAKE** the following rules relating to fines to be assessed to homeowners who do not comply with the governing documents in relation to maintenance, repair, upkeep, and alteration of their property:

- When the Association Manager or an officer of the Association observes a violation in his or her inspection of the Property, the Association Manager will send to the owner of the affected Lot a letter (the "First Notice") explaining the violation in such detail as may be necessary or appropriate and request that the violation be cured on or before the expiration of fourteen (14) days following the date of the First Notice.
- If the violation is not cured within the fourteen (14) day cure period given in the First Notice, the Board may, at its option, give a follow-up courtesy notice extending the cure period an additional fourteen (14) days (the "Second Notice").
- If the violation is not cured within the fourteen (14) day cure period given in the First Notice, or the follow-up courtesy Second Notice if given, the Association Manager will send a final letter (the "Final Notice") complying with the provisions of §209.006 of the Texas Property Code, as same may be hereafter amended. Said section currently requires that the Final Notice [i] describe the violation that is the basis of the fine; [ii] inform the homeowner that he or she is entitled to a reasonable time within which to cure the violation before the imposition of the fine and that 30 days constitutes a reasonable time; and (iii) inform the homeowner that he or she may make a written request for a hearing before the Board within 30 days from receipt of the Final Notice.

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- If the violation is not cured within the 30-day period granted in the Final Notice and after the owner's hearing rights are expired or met, the Manager is to give notice to the owner that the owner has been assessed a \$25.00 fine. The fine is to be charged to the account of the owner on the books of the Association and shall be secured by the Association's assessment lien.
- In the discretion of the Board, [i] the fine can thereafter be levied for \$25.00 or such other amount as the Board may reasonably determine based upon the nature of the violation, every two weeks until the violation is corrected, and [ii] the Board may assess the same \$25.00 fine as to subsequent violations by the same owner or may charge such other amount as the Board may reasonably determine based upon the nature of the recurring violations. The notices required in the Final Notice do not have to be repeated for the additional fines so long as the notices have been given for the same violation within the past six (6) months.

**FURTHER RESOLVED**, that the above fine is cumulative of, and not in lieu of, the existing provisions in the Declaration or other rules passed by the Board including without limitation the provisions of Articles 4 and 5 of the Declaration, and is intended to supplement but not conflict with any existing provision of the Declaration.

**FURTHER RESOLVED**, that, in addition to the authority vested in the Board by the Declaration, Bylaws, and Texas law, should there be any doubt as to the Board's authority to supplement and enforce the covenants contained in the Declaration and Bylaws, this Resolution shall be deemed to constitute an amendment to the Bylaws under the authority granted to the Board in Article 14 of the Bylaws.

**FURTHER RESOLVED**, that all actions taken by the officers or authorized agents of the Association, from and after this date, consistent with this Resolution, are hereby approved, ratified, and adopted as the act and deed of the Association.

**[END OF TEXT. SIGNATURE PAGE FOLLOWS.]**

IN WITNESS WHEREOF, I have hereto set my hand and executed on this 2nd day of September, 2010.

**BOZMAN FARM ESTATES PHASE 1 HOMEOWNERS ASSOCIATION, INC.,**  
a Texas non-profit Association

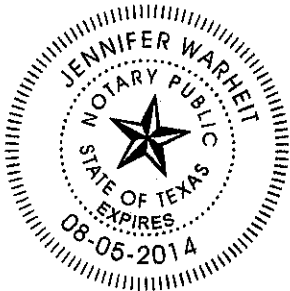
[Signature]  
Name: Vin Frensdorff  
Title: President

THE STATE OF TEXAS

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COUNTY OF DALLAS

This instrument was acknowledged before me on the 2nd day of September, 2010 by Gregory L. Rick, Vice President of Bozman Farm Estates Phase 1 Homeowners Association, Inc., on behalf of said corporation.



[Signature]  
Notary Public In and For the State Of Texas

Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
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