
SAVANNAH SOUTH COMMUNITY ASSOCIATION, INC.
DEED RESTRICTION FINE POLICY

GENERAL

The SAVANNAH SOUTH COMMUNITY ASSOCIATION, INC., is a Texas non profit corporation located in Brazoria County, Texas. The subdivision established by a Declaration filed of record in the Official Public Records of Real Property in Brazoria County, Texas. These rules are made and adopted pursuant to the authority granted by the Declarations, the By-Laws, and pursuant to the authority granted to the Board of Directors in Article III of the Declaration.

The following Policy is effective August 1, 2014, and is applicable to all Owner(s).

DEED RESTRICTION FINE POLICY

Fines may be imposed against Unit and Lot Owner(s) for any infraction of the Declaration, By-Laws, or these Amended Rules and Regulations by Owners or occupants or guests of their units. The fining structure will be as follows:

First (1ST) offense will be a fine of \$50;

Second (2ND) offense will be a fine of \$75;

Third (3RD) offense will be a fine of \$100.

If you are given a warning or are fined, you have a right to request a meeting with the Board of Directors, in writing, within thirty days of your receipt of the warning or fine. In addition, after the first warning if the matter is not cured or reoccurs, the Board may refer the matter to legal counsel without further warning. In the event of a fine that threatens the health, safety or welfare of other residents or guests, the matter may be turned over to the association(s) attorney without sending a warning. If the matter is referred to legal counsel, legal fees will be incurred.

If the offense reoccurs or continues after the third notice, the Association will continue to assess a \$200.00 fine every month the violation exists or each time it occurs until abated, and the Board may refer the matter to legal counsel. All fees, including all attorney(s) fees incurred by the Association in enforcing the governing documents and Rules, will be charged to the Owner of the Unit from which the violation occurred and will be added to the Owner(s) account.

The Fine Policy conditions are as follows:

No one will be fined without the Association first sending a ten (10) day warning notice to the Owner (if known). (DOES NOT APPLY TO VANDALISM, GRAFFITI, FIREWORKS, GATE DAMAGE, POOL AREA DAMAGE, AND ITEMS NECESSITATING IMMEDIATE INTERVENTION, WHICH MAY BE SUBJECT TO IMMEDIATE FINES OR REFERRAL TO LEGAL COUNSEL).

Anyone who is fined will be given a reasonable opportunity to respond to the charge.

To dispute a fine, the Owner must request in writing a meeting with the Board postmarked no later than thirty (30) days from the date of the letter imposing the fine, setting forth the specific nature of the Owner(s) dispute.

Notification will be sent to the writer of the letter informing him or her of the date of the Board meeting when the dispute will be discussed.

The Owner filing the dispute will be placed on the Board Meeting agenda and the Owner will be allowed a reasonable period of time to present his or her reasons why the fine should not be imposed or should be abated.

The Board(s) decision after the hearing is final and any affirmed or non-appealed fine will be due and payable on the first of the next month after notification.

Should any offense reoccur within twelve months after the first occurrence of a similar violation, no ten (10) day notice will be given, and the appropriate fine will be immediately imposed.

Any Owner who has more than two (2) violations within sixty days will be required to provide written proof of notices and action taken against any tenant(s) committing violations against the Association. The Association may request a meeting with the Owner, or take legal action to enforce the Declarations, Bylaws, or these rules.

Adopted by unanimous vote of the Board of Directors of the SAVANNAH SOUTH COMMUNITY ASSOCIATION, INC.

Signed this the 17TH day of July 2014.

SAVANNAH SOUTH COMMUNITY ASSOCIATION, INC.

BY: 

MARK JANK
President

BY: *Delores Jenkins*
DELORES JENKINS
Treasurer

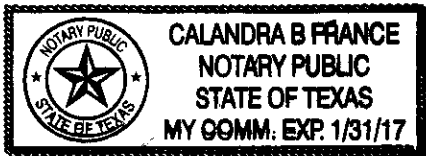
BY: *OTAVIA RHONE*
OTAVIA RHONE
Director

STATE OF TEXAS §

ACKNOWLEDGMENT

COUNTY OF BRAZORIA §

This instrument was acknowledged before me on this the 17TH day of July 2014, by **MARK JANIK**, as President of the Board of Directors of SAVANNAH SOUTH COMMUNITY ASSOCIATION, INC., on behalf of said Association.



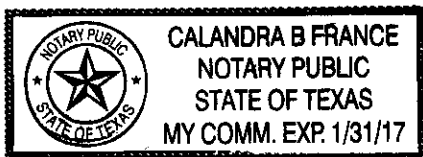
Calandra B France
Notary Public in and for
The State of Texas

STATE OF TEXAS §

ACKNOWLEDGMENT

COUNTY OF BRAZORIA §

This instrument was acknowledged before me on this the 17TH day of July 2014, by **DELORES JENKINS**, as Treasurer of the Board of Directors of SAVANNAH SOUTH COMMUNITY ASSOCIATION, INC., on behalf of said Association.



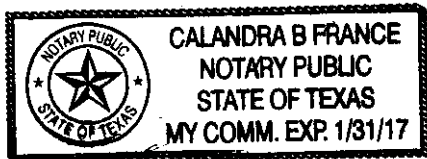
Calandra B France
Notary Public in and for
The State of Texas

STATE OF TEXAS §

ACKNOWLEDGMENT

COUNTY OF BRAZORIA §

This instrument was acknowledged before me on this the 17TH day of July 2014, by OTAVIA RHONE, as a Member of the Board of Directors of SAVANNAH SOUTH COMMUNITY ASSOCIATION, INC., on behalf of said Association.



Calandra B France

Notary Public in and for
The State of Texas

AFTER RECORDING, RETURN TO:

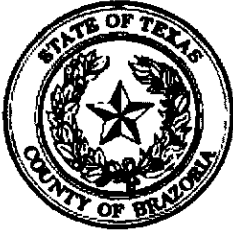
CLARK & JORDAN, L.P.
Attorneys at Law
9225 Katy Freeway, Suite 314
Houston, Texas 77024

FILED and RECORDED

Instrument Number: 2014031055

Filing and Recording Date: 07/25/2014 11:05:47 AM Pages: 5 Recording Fee: \$38.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in cursive script, appearing to read "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT DESTROY - Warning, this document is part of the Official Public Record.

cclerk-debbiet