

Bonds Ranch Community Homeowners Association, Inc.

March 9, 2016

Homeowner
Bonds Ranch Community Homeowners Association, Inc.
Fort Worth, TX 76179

Re: Violation Fine Policies

Dear Owner,

At the February 2016 Board of Directors meeting, the attached policies were signed into action. Please include these policies with your copy of your governing documents.

In addition, a copy has been posted to the community website. If you have not had the opportunity to register, please sign up! You can gain access to the website by visiting www.bondsranh.org and click on login/register button on the top right of the page.

Thank you for taking the time review the attached documents.

Sincerely Yours,
On Behalf of the Board of Directors,

Tracy Eubank

Tracy Eubank
Association Manager

NOTICE OF FILING OF DEDICATORY INSTRUMENTS

FOR

BONDS RANCH COMMUNITY

[Fine Schedule & Procedure]

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

KNOW ALL MEN BY THESE PRESENTS:

THIS NOTICE OF FILING OF DEDICATORY INSTRUMENTS FOR BONDS RANCH COMMUNITY (this "Notice") is made this 11th day of February, 2016, by the Bonds Ranch Community Homeowners Association, Inc. (the "Association").

WITNESSETH:

WHEREAS, Bonds Ranch Investors, Ltd. ("Declarant") recorded an instrument entitled "Declaration of Covenants, Conditions and Restrictions of Bonds Ranch Community" on or about June 18, 2001, as Instrument No. D201138743 of the Real Property Records of Tarrant County, Texas, as amended and supplemented (the "Declaration"); and

WHEREAS, the Association is the property owners' association created by the Declarant to manage or regulate the planned development subject to the Declaration, which development is more particularly described in the Declaration; and

WHEREAS, Section 202.006 of the Texas Property Code provides that a property owners' association must file each dedicatory instrument governing the association that has not been previously recorded in the real property records of the county in which the planned development is located; and

WHEREAS, the Association desires to record the Fine Schedule & Procedure attached hereto as Exhibit "1" pursuant to and in accordance with Section 202.006 of the Texas Property Code.

NOW, THEREFORE, the dedicatory instrument attached hereto as Exhibit "1" is a true and correct copy of the original and is hereby filed of record in the Real Property Records of Tarrant County, Texas, in accordance with the requirements of Section 202.006 of the Texas Property Code.

IN WITNESS WHEREOF, the Association has caused this Notice to be executed by its duly authorized agent as of the date first above written.

BONDS RANCH HOA FINE SCHEDULE & PROCEDURE

Violation Notice Warning: Prior to levying a fine the homeowner shall be given written notice by certified mail, return receipt requested describing the violation, stating the amount of fine, and informing the owner of a reasonable time period to cure the violation and avoid the fine (unless a notice for a similar violation and cure period was given in the prior six months) and, advising the owner that he may request a hearing with the Board before the 30th day after the date the owner received the notice. Violations which present hazards for residents or are damaging property will require immediate correction and any cost for same will be assessed to the owners account.

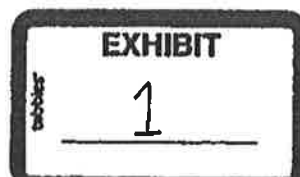
Hearing Notice: If the owner is entitled to an opportunity to cure the violation the owner has the right to:

- Submit a written request for a hearing before the Board to discuss & verify facts and resolve the matter at issue.
- The Association shall hold a hearing not later than the 30th day after the date the board receives the owner's request for a hearing.
- The owner must be notified no later than 10 days before the date of the hearing, of the date, time and place of the hearing.
- Either party may request a postponement and such shall be granted for a period up to 10 days. Additional postponements may be granted if agreed to by both parties.
- Either party may make an audio recording of the meeting.

Failure to request or appear at the hearing, or cure the violation will result in the automatic assessment of the fine. Homeowners are responsible for any and all attorney fees and legal costs involved in the resolution of violations.

Violations that result in member monetary fines, cause property damage or cause the Association to incur cleanup costs will result in a Damage Assessment to the homeowner's account. Non-payment after 90-days of this type of assessment will result in a lien being placed on the property. All attorney fees and legal costs will be the responsibility of the homeowner.

January 25, 2016



**BONDS RANCH HOA
FINE SCHEDULE & PROCEDURE**

FINE SCHEDULE

Homeowner will receive a second written notice with a fine of \$25.00 and a ten-day time period in which to comply. If compliance is not met then;

The homeowner will receive a third written notice with a fine of \$50.00 and a second ten-day time period in which to comply;

If compliance is still not met after the ten-day time period in Step Three, the homeowner will receive an additional \$100.00 fine automatically every ten days until compliance is met.

Board of Directors

Date 2/8/16

President

Alexandra Clayton Hobbs

Vice President

[Signature]

Treasurer

[Signature]

Secretary

Kurti L. Malone

January 25, 2016