

Upon Recording Return To:

ALEX S. VALDES, SHAREHOLDER
WINSTEAD PC
401 CONGRESS AVENUE, SUITE 2100
AUSTIN, TEXAS 78701

The Oaklands Owners Association, Inc.

FINE PROCEDURES

BOARD APPROVED - 08/17/2015

The Board of Directors of The Oaklands Owners Association, Inc. has the authority to establish rules and regulations in connection with use, occupancy, and maintenance of properties within The Oaklands Owners Association, Inc., and to impose fines or otherwise enforce the provisions of these Declarations. The Board has adopted the following procedures for imposition of fines as one means of securing compliance with The Oaklands Owners Association, Inc. governing documents.

The Board may assess a fine against an owner for each violation of the Declaration by an owner or the owner's family, guests, tenants, or agents. Before the Board may levy a fine, it shall give to the owner written notice that:

- (a) describes the violation and states the proposed fine;
- (b) states that not later than the 30th day after the day of the notice, the owner may request a hearing before the Board to contest the fine; and
- (c) allows the owner a reasonable time, by a specified date, to correct the violation and avoid the fine unless paragraph 2 below applies.

Prior to sending the above notice, the Board shall send two warning letters, no less than 10 days apart, advising of the violation, and describing the requested corrective action.

The Board may waive sending one or both of the warning letters for good cause, including the delivery of an warning letter concerning a similar violation within the preceding 6 months.

The owner will not be given an opportunity to correct the violation and avoid the fine if the owner was given notice and a reasonable opportunity to correct a similar violation within the preceding 6 months.

Uncurable Violation/Violation of Public Health or Safety - If the violation is of an uncurable nature or poses a threat to public health or safety (as exemplified in Section 209.006 of the Texas Property Code), then the Board shall have the right to exercise any enforcement remedy afforded to it under the Declaration, including but not limited to the right to levy a fine.

In order to be effective, an owner's request for hearing of the above must be in writing, directed to the Association, and received by the Association by the 35th day after the date of the notice of violation.

If an owner requests a hearing before the Board, the matter shall be scheduled for the next regular Board meeting. If the owner is unable to attend that Board meeting, the matter shall be scheduled for the succeeding Board meeting. If an owner fails to attend two such meetings, the owner will not be entitled to any further hearings, unless the Board specifically waives this provision.

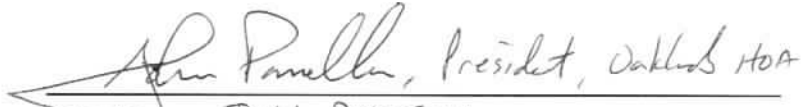
Unless otherwise authorized by the Board, the fine schedule shall be as follows:

- (a) Courtesy Notice: \$0
- (b) First Notice: \$0
- (c) Second Notice: \$25
- (d) Third Notice: \$50
- (e) Fourth Notice: \$75
- (f) Fifth and subsequent Fines: \$100

If a violation is of an ongoing nature (e.g. construction of improvements not authorized by the Architectural Control Committee), the Board may impose a fine that accrues daily for each day of the violation; the daily fine shall not exceed \$200 per day. The Board may enforce/collect fines through a lawsuit or any other applicable legal procedure.

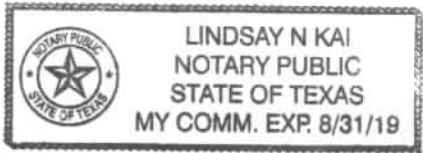
This resolution was passed by a unanimous vote of the Board of Directors of the Association on the date set below to be effective as of the 17th day of October, 2015.


THE OAKLANDS OWNERS ASSOCIATION, INC., a
Texas non-profit corporation


Print Name: JOHN PARRELLA
Print Title: PRESIDENT, OAKLANDS HOMEOWNERS ASSOC.

STATE OF TEXAS §
COUNTY OF Williamson §

This instrument was acknowledged before me on the 9 day of November, 2015,
by John Parrella, President of The Oaklands Owners Association, Inc.,
a Texas non-profit corporation.




NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS