**FINE & FEE SCHEDULE OF**

**BELLAGO COMMUNITY IMPROVEMENT ASSOC.**

 WHEREAS, the property affected by this Fine Schedule is subject to certain dedications, covenants and restrictions (the “Declaration”) which are of record in the official Public Records of Real Property of Montgomery County, Texas.

* ByLaws Governing Bellago Community Improvement Association, as recorded in the Official Public Records of Real Property of Montgomery County, Texas, under Clerk’s File Number 2014023276; and
* Amended Declaration of Covenants, Conditions and Restrictions Governing Bellago Community Improvement Association, as recorded in the Official Public Records of Real Property of Montgomery County, Texas, under Clerk’s File Number 2008-08461; and

WHEREAS, pursuant to the authority vested in Bellago Community Improvement Association, Inc., (the “Association”) under the Declaration and the Association’s bylaws and pursuant to the express authority of the TEXAS PROPERTY CODE, the Board of Directors of the Association (the “Board”) hereby promulgates the following Fine Schedule; and

WHEREAS, pursuant to pursuant to the Association’s Bylaws, the Board of Directors of the Association is authorized to adopt, amend, repeal and enforce various rules and regulations and implement and levy fines, as it deems necessary or desirable with respect to the interpretation and implementation of the bylaws, architectural guidelines, rules and regulations of the Association; and

 WHEREAS, the Association desires, pursuant to the authority set out in the bylaws, and as set out in Chapter 204.010 of the TEXAS PROPERTY CODE, to adopt a Fine Schedule and to impose, implement and levy fines as set out in the Fine Schedule, as may be deemed necessary or desirable, and as determined by the Board of Directors of the Association, for the interpretation and implementation of the bylaws, architectural guidelines, rules and regulations of the Association, and the Declaration.

 NOW THEREFORE, for the purpose of adopting a Fine Schedule for the implementation and enforcement of the bylaws, architectural guidelines, rules and regulations of the Association; be it

 RESOLVED by the Board of Directors of Bellago Community Improvement Association Inc., that the following Fine Schedule be adopted.

FINE SCHEDULE

1. Violation Policy and Penalties. Any violation of any of the bylaws, architectural guidelines, rules and regulations of the Association and Declaration, which are applicable to the Subdivision or the Association, by an individual owner, or resident, shall result in the following actions and penalties:
2. First Violation – a warning will be issued in writing to the owner and, if known to the Association, to the resident of the property. The warning, which may be in the form of a letter, shall contain all required statutory notices, including, without limitation, the notice required under the TEXAS RESIDENTIAL PROPERTY CODE Section 209.006, as it may be amended from time to time.
3. Subsequent Violations – owners and residents will be subject to the following penalties for any subsequent violations:
4. Non-Continuing Violations – For all non-continuing violations re-occurring within six (6) months of the First Violation:
5. $100.00 for the second occurrence
6. $200.00 for the third occurrence
7. $300.00 for each additional occurrence thereafter
8. Continuing Violations – For all continuing violations, including the owner or tenant’s failure to obtain Architectural Control Committee approval, failure to maintain improvements as required, failure to abide by any use restrictions as set out in the Declaration, failure to abide by architectural restrictions as set out in the Declaration, failure to abide by the bylaws, architectural guidelines or rules and regulations of the Association, and other continuing violations:
9. $150.00 per thirty (30) day period of continuing violation
10. Penalties Responsibility of Owner – All monetary penalties will be billed to the owner’s account and will be payable by the owner of the Association within 30 days of the date of the billing.
11. Penalties Cumulative – All penalties shall be cumulative, but the total amount fined will not exceed $1,000.00 during the six (6) month period following the First Violation. If the violation continues for more than six (6) months, or reoccurs after the end of a six (6) month period, such violation shall be subject to an additional $1,000.00 cap for each subsequent six (6) month period.
12. Non-Exclusive Remedies – The imposition of the monetary penalties provided herein shall not be construed to be an exclusive remedy, and shall be in addition to all other rights and remedies to which the Association may otherwise be entitled, including, without limitation, the filing of an Affidavit of Non Compliance in the Real Property Records of Montgomery County, Texas and/or the initiation of legal proceedings seeking injunctive relief, and/or damages, attorney fees, costs of court and all other remedies at law or in equity, to which the Association may be entitled.
13. Violation of Resident, Tenant or Agent – A violation by a resident, tenant, guest, or agent of the owner shall be treated as a violation of the owner of the property. All monetary penalties shall be billed to the owner.
14. Courtesy Notice – For less severe violations, the Association may provide the owner and if known by the Association, the resident, a courtesy notice and request for compliance within a specified time prior to initiating the notice procedure contained in paragraph 1.a.

This Policy was duly adopted by the Board of Directors of Bellago Community Improvement Association, Inc., on the \_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_, 2015.

The Board of Directors hereby approves and authorizes the Fine & Fee Schedule.

Signed this \_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_, 2015.

BELLAGO COMMUNITY IMPROVEMENT ASSOCIATION, INC.

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Gary Rapsilver, Director