

**GREEN TREE NORTH HOME OWNERS ASSOCIATION
VIOLATION FINE SCHEDULE
(Effective April 2024)**

The Green Tree North Home Owners Association has established the following policy for Bylaw and Restrictions and Covenants violations.

First Notice

A warning letter will be delivered to the lot owner(s) describing the violation. If it can be ascertained the lots owner has a tenant, the tenant will also receive a copy of the warning letter at the property address. All warning letters will be in person or sent via regular mail. The owner will then have 7 days to correct the violation.

Second Notice

If the violation is not corrected, a second warning letter will be delivered to the lot owner (and tenant if applicable) via U.S. Certified Mail and regular 1st Class Mail. The owner will then have 30 days to correct the violation.

A third notice will not be sent.

Board Review

The Board recognizes the owner's right to appeal the warning notices and possible fines. The owner will have the opportunity to request a review before the Board any time before the expiration of the 7 or 30 day letters. A quorum of the Board will review the violation. A majority of the quorum at the review will make a decision which will be binding on all parties.

Assessment of Penalty

The Association will assess a monetary fine according to the Fine Schedule below if the owner has not corrected the violation by the end of the Second Notice's 30 days.

Additional Assessments of Penalty

After assessment of the initial penalty, subsequent penalties will be imposed monthly at the first of the month if the owner has not corrected the violation or the violation is repeated or returned. Each month the violation continues after written notice shall be a separate and distinct violation and thus subject to a separate monthly fine.

Same Violation after 6 months

If 6 calendar months pass between violations for the same offense, the next notice will be a First Notice again.

Fines

All Violations:

1st Month = \$100.00,

2nd Month = \$200.00,

3rd Month = \$300.00,

Subsequent Months = \$500.00 per month.

After 3 subsequent fines of \$500.00, without violation correction, the fine will increase to \$1,000.00 per month until the violation is corrected.

Fines are charged on a calendar month, not 30 days. For example, a first (30 day) notice is up on March 30th and is not corrected until April 3rd then this is a 2nd month violation. Again, there will be no third notice.

The foregoing provisions do not apply to violations affecting health and safety as defined under the Texas Property Code 209.006(f).