

CORPORATE CERTIFICATE

LONGWOOD OWNERS' ASSOCIATION, INC.

The undersigned certifies that he/she is the President of Longwood Owners' Association, Inc. (the "Association"). The Association is the property owners' association for Longwood Subdivision, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in the Map Records of Montgomery County, Texas (the "Subdivision").

The Association is a Texas non-profit corporation, and a true and correct copy of the **fourth Amended Fine Schedule of Longwood Owners' Association, Inc. Revised March 17, 2022** is attached to this certificate.

Signed this 18th day of March, 2022.

LONGWOOD OWNERS' ASSOCIATION, INC.

By: *David C. Frame*
David C. Frame, President

STATE OF TEXAS §

COUNTY OF MONTGOMERY §

SWORN TO AND SUBSCRIBED BEFORE ME on the 18th day of March 2022, by David C. Frame, President of Longwood Owners' Association, Inc., a Texas non-profit corporation, on behalf of said corporation.

Edith S. Maldonado
NOTARY PUBLIC, State of Texas



FINE SCHEDULE

LONGWOOD OWNERS' ASSOCIATION, INC.

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 at Montgomery County, Texas, under Clerk’s File No. 2020081575 dated August 3, 2020.

WHEREAS, pursuant to the authority vested in Longwood Owners’ Association, Inc. (the “Association”) under the Declaration 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 Section 11.2 of the Declaration, the Board of directors of the Association is authorized to adopt, amend, repeal and enforce various rules and regulations and fines, as it deems necessary or desirable with respect to the interpretation and implementation of the Bylaws, architectural guidelines, Rules and Regulations, and the Declaration: and

WHEREAS, the Association desires, pursuant to the authority set out in the Declaration, 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, and as may be deemed necessary or desirable, as determined by the Board of Directors of the Association, for the interpretation, implementation of the Bylaws, architectural guidelines, Rules and Regulations, 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, and the Declaration; be it

RESOLVED by the Board of Directors of Longwood Owners’ Association, Inc., that the following Fine Schedule be adopted.

1. **Violation Policy and Penalties.** All rules of the Association shall be enforced. Any violation of any of the Bylaws, architectural guidelines, Rules and Regulations, and the Declaration, which are applicable to the Subdivision or the Association, by an individual owner, or resident, shall result in the following actions and penalties.
 - a. **Uncurable Violation**
 - 1) A violation that has occurred, but is not a continuous action or a condition capable of being remedied by affirmative action. The non-repetition of a one-time violation is not considered to be an adequate remedy.
 - 2) Uncurable violation examples include, but are not limited to: an act constituting a threat to health or safety, reckless endangerment, property damage {including the removal or alternation of infrastructure and landscape}, encroachment, failure to obtain ACC approval, a noise violation that is not ongoing, shooting fireworks, and holding a garage sale or other event prohibited by the dedicatory instruments

- 3) **Uncurable Violation** At the discretion of the Board of Directors, up to a \$200.00 fine assessed and Fine Notice sent via verified mail. Notice of applied fine and the intent to assess additional fine for any future occurrences. Additional fines will follow Longwood's fine schedule for non-continuing violations.
- 4) **Non-continuing Violations.** For all non-continuing violations re-occurring within six (6) months of the First Violation:
 - \$200.00 for the second occurrence
 - \$200.00 for the third occurrence
 - \$200.00 for each additional occurrence thereafter.

b. **Curable Violations**

- 1) **First Violation** - a warning will be issued in writing to the owner, and if known to the Association, to the resident (lessee) 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 Owners Protection Act, Texas Property Code Section 209.006, as it may be amended from time to time.
- 2) **Subsequent Violation(s)** - owners and residents will be subject to the following penalties for any subsequent violations:
 - 3) **Grass and Shrubbery.** For failure to mow, trim, and weed the yard
 - \$50.00 per thirty (30) day period of continuing violation.
 - \$100.00 per sixty (60) day period of continuing violation
 - \$100.00 for each additional occurrence thereafter.
 - 5 **Continuing Violations.** For failure to obtain Architectural Control Committee approval, failure to maintain improvements as required, failure to abide by use restrictions as set out in the Declaration, failure to abide by architectural restrictions as set out in the Declaration, and other continuing violations:
 - \$150.00 per thirty (30) day period of continuing violation.
 - \$300.00 per sixty (60) day period of continuing violation.
 - \$300.00 for each additional 30-day period thereafter
2. **Penalties Responsibility of Owner.** All monetary penalties will be billed to the owner's account and will be payable by the owner to the Association within thirty (30) days of the date of billing.
3. **Penalties Cumulative.** All penalties shall be cumulative but the total amount fined will not exceed \$2000.00 during the six (6) months 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 \$2000.00 cap for each subsequent six (6) month period.

4. **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, attorneys' fees, costs of court and all other remedies, at law or in equity, to which the Association may be entitled.
5. **Violation by 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.
6. **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 with a specified time prior to initiating the notice procedure contained in Section 3.

This is to certify that the foregoing Fine Schedule Policy was adopted by the Board of Directors on March 17th, 2022, and becomes effective on the date it is filed with the Montgomery County Clerk's Office and will remain in effect until such date as it may be modified, rescinded or revoked.

Signed this 18th day of March, 2022.

LONGWOOD OWNERS' ASSOCIATION, INC.

BY: 

DAVID C. FRAME, President

BY: 

REBECCA MUSE, Secretary

Doc#

FILED FOR RECORD

County Clerk
Montgomery County, Texas

STATE OF TEXAS

COUNTY OF MONTGOMERY

I hereby certify this instrument was filed in file number sequence on the date and at the time stamped herein by me and was duly RECORDED in the Official Public Records of Montgomery County, Texas.

County Clerk
Montgomery County, Texas

AFTER RECORDING RETURN TO:

✓ LONGWOOD OWNERS' ASSOCIATION
901 Longmire Road. #57
Conroe, Texas 77304

FILED FOR RECORD
03/21/2022 10:24AM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was filed in the file number
sequence on the date and time stamped herein
by me and was duly RECORDED in the Official Public
Records of Montgomery County, Texas.

03/21/2022



County Clerk
Montgomery County, Texas