



## RULE AND REGULATION

CONCERNING NOTICE OF VIOLATIONS AND FINES FOR FAILURE TO CORRECT  
 FOR  
 THOUSAND OAKS  
 (A Subdivision)

STATE OF TEXAS

COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

THIS RULE AND REGULATION was made this day 5<sup>th</sup> day of March 2020 by the Thousand Oaks Homeowners Association Board of Directors.

WHEREAS, the developer, Oak Ridge Ranch Development, L.L.C. previously recorded the Declaration of Covenants, Conditions, Easements & Restrictions dated September 2, 1999 and recorded among the land records in Williamson county (the "Declaration");

WHEREAS, Article V and Section 7.03 of the Declaration grants the Association, through its Board of Directors, the power to provide for the management, administration and operation of the Subdivision, and the power to promulgate Rules and Regulations therefor. The Bylaws of the Association also grants the Board the power to promulgate Rules and Regulations for the Association and Subdivision.

WHEREAS, the Home Owners Association (HOA) Board of Directors has voted to create a Rule and Regulation concerning notice of violations of the Declaration and the imposition of fines for failing to correct such violations.

NOW, THEREFORE, the Board promulgates the following Rule and Regulation:

Any Owner found to be in violation of the DECLARATION OF COVENANTS, CONDITIONS, EASEMENT & RESTRICTONS shall be given written notice of said violation with a 14-day period to correct such violation. If at the end of the 14-day period the said violation is not corrected, Owner may be subject to a fine for the violation from between \$25 and \$100 per violation, with the fine amount levied to be at the discretion of the HOA Board. This fine is to begin on the 15<sup>th</sup> day after the notice of violation, and a like fine shall be assessed every 30-days thereafter until the violation is corrected, for a period not to exceed six calendar months. Fines may be waived at any time and for any reason at the discretion of the HOA Board.

This Rule and Regulation was executed in accordance with the current Covenants.

Dated this 4<sup>th</sup> day of March 2020

Thousand Oaks Homeowners Association Board of Directors,

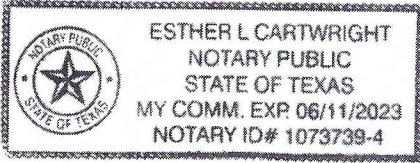
By and through its designee, the President of the HOA

By:

Phil Cartwright, President

This instrument was acknowledged before me on 03/04/2020 by Phil Cartwright, President of Thousand Oaks Homeowners Association.

Sworn to and subscribed before me this 4<sup>th</sup> day of MARCH, 2020



Esther L. Cartwright  
Notary

① Phil Cartwright  
211 Wandering Oak  
Liberty Hill, TX 78642

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS 2020023008

REST Fee: \$25.00  
03/05/2020 01:32 PM JDISHER



Nancy E. Rister  
Nancy E. Rister, County Clerk  
Williamson County, Texas