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AMENDMENT
to
GOVERNING DOCUMENTS ENFORCEMENT AND FINE POLICY
of
DANCING BEAR PROPERTY OWNERS' ASSOCIATION, INC.

THE STATE OF TEXAS §
COUNTIES OF BANDERA AND MEDINA §

I, DOUG CASTLE, Secretary of Dancing Bear Property Owners' Association, Inc., a Texas non-profit corporation (the "Association"), do hereby certify at a duly called meeting of the Board of Directors of the Association held on the 10th day of May, 2022 with at least a majority of the Board being present thereat and remaining throughout and being duly authorized to transact business, the following resolutions were duly made and approved:

WHEREAS, the Association previously adopted a Governing Documents Enforcement and Fine Policy recorded in Volume 1148, Page 64, et seq. in the Official Public Records of Real Property of Bandera County and under Clerk's File No. 2019005179 in the Official Public Records of Real Property of Medina County, Texas ("Fining Policy"); and

WHEREAS, the Fining Policy was amended by Certificate of Secretary of Dancing Bear Property Owners' Association, Inc. regarding Amendment to Governing Documents Enforcement and Fine Policy, recorded in Volume __, Page __, et seq. in the Official Public Records of Real Property of Bandera County and under Clerk's File No. 202008368 in the Official Public Records of Real Property of Medina County, Texas; and

WHEREAS, Section 6 of the Fining Policy vests the Board with the authority to adopt and modify from time to time a schedule of fines for various types of violation; and

WHEREAS, a Schedule of Fines was attached as Exhibit "A" to Certificate of Secretary of Dancing Bear Property Owners' Association, Inc. regarding Amendment to Governing Documents Enforcement and Fine Policy.

WHEREAS, the Board of Directors of the Association desires to amend the Schedule of Fines.

NOW, THEREFORE, the Board of Directors of the Association hereby amends the Schedule of Fines as follows:

- 1. Exhibit "A" is hereby deleted in its entirety and replaced with the following Exhibit "A":

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Exhibit "A"

The payment of a fine does not grant a variance for a violation, nor does it enable a property owner to allow a violation to remain unabated. The Association may require that all violations be corrected in a manner satisfactory to the Association. If there is a subsequent violation or the same rules, the fine amount SHALL double with each subsequent violation. The Association reserves the right to correct any violation at the violating owner's expense.

The following is the current schedule of fines applicable to the violations of governing documents listed below. The Board of Directors reserves the right to amend this schedule of fines at any time. Each fine will be assessed each month until the violation is corrected or the Texas Property Code requires otherwise.

Schedule of Fines	
Violation	Fine Amount
Holiday Decorations Displayed for over 30 days after the applicable holiday	\$ 25.00
Improper storage (boats, vehicles, trailers, etc.)	\$ 150.00
Junk/trash/equipment/broken or inoperable vehicles stored in view	\$ 100.00
Home repairs needed (rotting wood, sagging gutters, damaged garage door, missing fence slats, repair or repaint, yard light, etc.)	\$ 25.00
Lawn and land maintenance (flowerbeds, trees, lawn, shrubs, etc.)	\$ 75.00
Exterior painting needing and/or mildew on property (house, front door, etc.)	\$ 50.00
Animals/pets on the loose in the community	\$ 100.00
Parking and Towing Policy Violations	\$ 100.00
Improper Parking	\$ 100.00
Due to the severity of the offense, the following violations may be assessed at a higher rate:	
Modification, addition, or alteration made to property without prior written approval from the Association when approval is required	\$500.00-\$1000.00 (at the discretion of the Board)
Siding, room addition and other remodeling affecting exterior of the home	\$ 100.00
Modification erected or performed not in accordance with approved plans	\$500.00-\$1000.00 (at the discretion of the Board)
Oversized or commercial vehicles	\$ 50.00
Construction site/project damage/violations	\$ 500.00
Common Area Violations (trespassing, damage, etc.)	\$ 300.00 (plus clean-up, replacement, and/or damage fees)
Vandalism or damage to any Association Property (gates, signs, fences, etc.)	\$ 300.00 (plus clean-up, replacement, and/or damage fees)

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Burn Policy Violations (unauthorized burning)	\$ 200.00 (plus clean-up fees and other costs associated with damaged property)
Illegal dumping in creeks, common areas, and community properties	\$ 200.00 (plus clean-up, replacement and/or damage fees)
Egregious violations not listed above. Example (noise, disruptive behaviors, continued loose dogs, etc.)	Fines will be assessed at the discretion of the Board, based on the severity of the offense.

Except as amended herein, all provisions of the Governing Documents Enforcement and Fine Policy, remain in full force and effect.

I hereby certify that I am the duly elected, qualified and acting Secretary of the Association and that the foregoing resolution was approved as set forth above and now appears in the books and records of the Association.

TO CERTIFY which witness my hand this the 10th day of May, 2022.

DANCING BEAR PROPERTY OWNERS' ASSOCIATION, INC.

By: [Signature]

Printed: C.D. CASTLE

Its: Secretary

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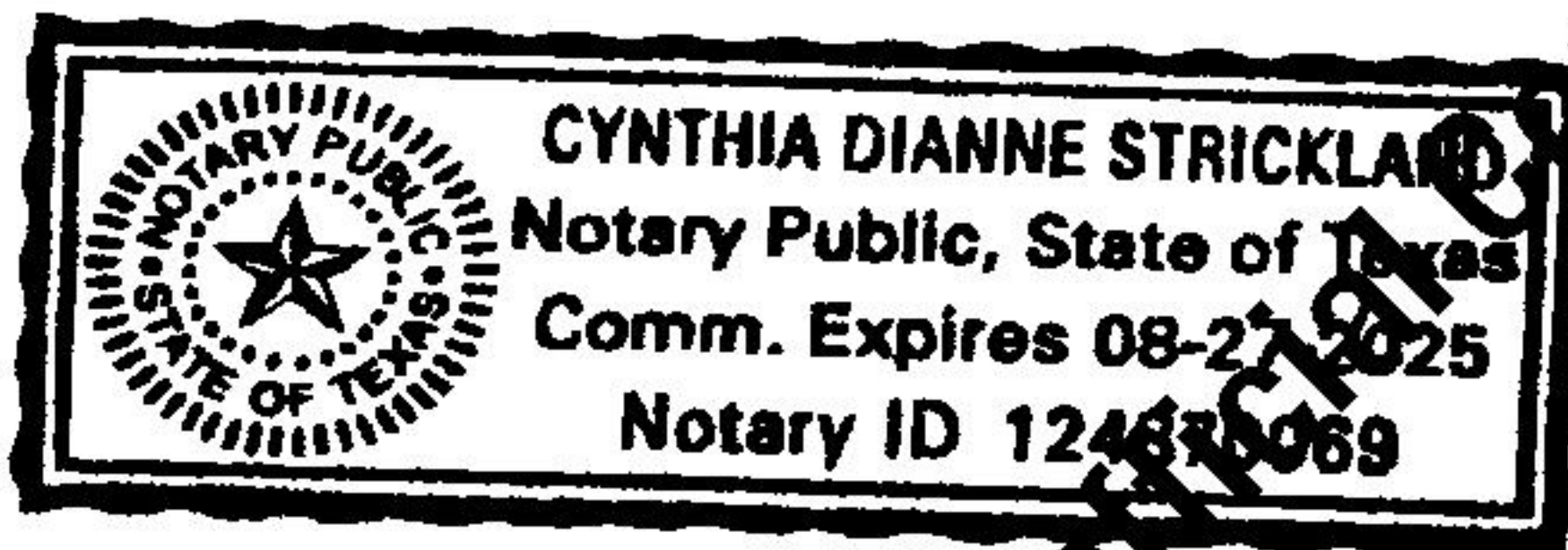
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STATE OF TEXAS

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COUNTY OF Bexar

This instrument was acknowledged before me on 11th day of May, 2022 by CD Castle, Secretary of Dancing Bear Property Owners' Association, Inc. on behalf of said corporation.



[Signature]
Notary Public in and for the State of Texas

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Medina County
Gina Champion
Medina County
Clerk

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Instrument Number: 2022005357

eRecording - Real Property

AMENDMENT

Recorded On: May 18, 2022 01:21 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$3

***** THIS PAGE IS PART OF THE INSTRUMENT *****

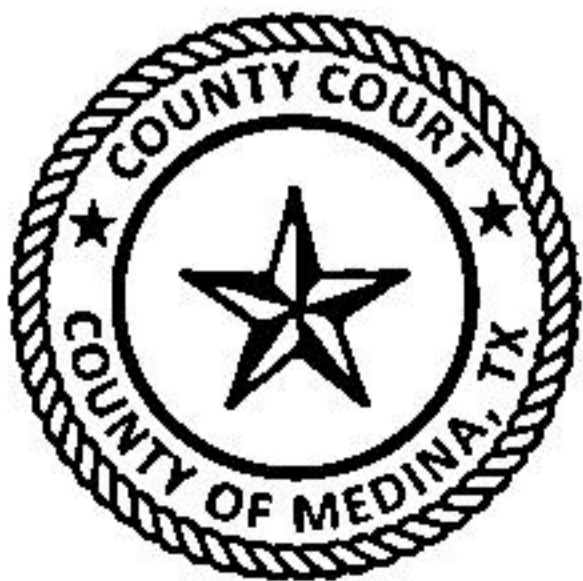
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2022005357
Receipt Number: 20220518000030
Recorded Date/Time: May 18, 2022 01:21 PM
User: Seth D
Station: ccscan3.medinacounty.local

Record and Return To:

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STATE OF TEXAS
MEDINA COUNTY

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Medina County, Texas.

Gina Champion
Medina County Clerk
Medina County, TX