



Goldenwood West
Property Owners' Association
16200 Westview Trail
Austin, TX 78737-9068
(512) 858-9528

VIOLATION PROCEDURE

The following outlines the minimum notice and hearing procedures for violations of the Bylaws and/or the Covenants, Conditions and Restrictions of the Goldenwood West Property Owners' Association. This procedure supersedes and replaces all prior violation procedures and their amendments. These notices and hearing procedures are intended to meet the requisites of Texas Property Code Chapter 209 and provide additional notices to our Owners. It does not supersede any of the Bylaws, or Covenants, Conditions and Restrictions of Goldenwood West. Notwithstanding any language to the contrary, the Board of Trustees shall have the power, upon majority vote of the Board of Trustees, to amend any provision of these rules or bylaws as may be necessary to comply with Chapter 209 and any subsequent amendments. It shall be the responsibility of the Architectural and Protective Committee (APC) to implement this procedure.

Section 1. Notice Requisites. The APC will send out the first notice of a violation and request correction and offer to meet with the owner to clear up the matter within 30 days. A second notice will be sent certified mail, return receipt requested, to the last known address of the Lot Owner in The Board of Trustees' records. The notices must (1) describe the covenant violation that is the basis for the suspension action, (2) inform the Owner that the Owner is entitled to a reasonable period to cure the violation and avoid the cost of Attorney's Fees or suspension, unless the Owner was given notice and reasonable opportunity to cure similar violation within the preceding six months; and (3) inform the Owner that he may request a hearing before the Board of Trustees on or before the 30th day after the date the Owner received the notice (or 30 days after the date on which the first attempted deliver was made to the Owner).

The Board of Trustees will hold any hearing not later than the 30th day of the date the Board receives the Owner's request for a hearing and will notify the Owner of the date, time, and place of the hearing at least ten days before the hearing date. The Board will also provide a copy of all documents the Board will use at the hearing at least 10 days prior to the hearing. The Board will make an audio recording of the hearing.

Section 2. Attorney's Fees. The Board of Trustees may assess reasonable attorney's fees to an Owner's account for nonpayment of amounts due and other violations of the Bylaws, or Covenants, Conditions and Restrictions only if the Lot Owner is provided written notice that attorney's fees and cost will be charged to the Owner if the delinquency or violation continues after a date certain. Regardless, attorney's fees may not be charged to an Owner's account until after any Owner-requested hearing allowed pursuant to the procedures is held, or, if the Owner does not request a hearing, before the date by which the Owner must request a hearing. For repeat violations within six months, attorney's fees may be assessed to an account after the first hearing request deadline has passed or after the first hearing, as appropriate.


Section 3. APC. The APC shall visit the Owner's property only when invited to do so by the Owner. All Owner violations are to be handled in a consistent manner as defined by this procedure. Any exception to this procedure will require approval of the Board of Trustees.

The failure of The Board of Trustees to enforce any provisions of the Declaration, Bylaws, rules or procedures shall not constitute a waiver of the right to enforce the same thereafter. All remedies in the Declaration, Bylaws, and rules are cumulative and not exclusive.


This policy was adopted by the Board of Trustees at its regularly scheduled meeting on January 6, 2022.

10. Special assessments may be levied as outlined in the Covenants, Conditions and Restrictions.
11. If the property owner has not paid all amounts due, including delinquent assessments, late charges, interest and costs of collection, including attorneys' fees, the Board of Trustees within 45 days of Demand Letter 2 then the Association may suspend the owner's right to use the Association's recreational facilities. If the owner requests a hearing before the board to negotiate payment then the Association will wait until the conclusion of the hearing before suspending an owner's right to use the Association's recreational facilities.

This policy was adopted by the Board of Trustees at its regularly scheduled meeting on January 6, 2022.



Aleasha Brandon, President
Goldenwood West Property Owners' Association



Charles Garofalo, Secretary
Goldenwood West Property Owners' Association

TEXAS ORDINARY CERTIFICATE OF ACKNOWLEDGMENT
Civil Practice & Remedies Code § 121.007

The State of Texas

County of Hays

Before me,

Shelby Cook - Notary Public
Name and Character of Notarizing Officer,
e.g., "John Smith, Notary Public"

on this day personally appeared

Aleasha Brandon
Name of Signer

known to me

proved to me on the oath of

Name of Credible Witness

proved to me through _____

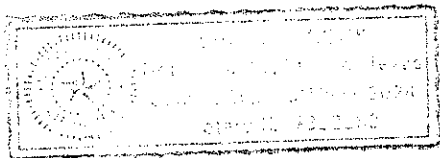
Description of Identity Card or Document

to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this

14 day of January, 2022
Day Month Year

Shelby Cook
Signature of Notarizing Officer



Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Violation Procedure

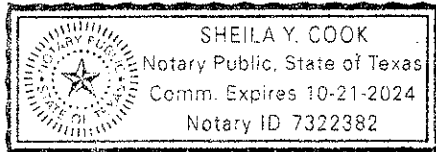
Document Date: N/A Number of Pages: 4

Signer(s) Other Than Named Above: Charles Garofalo

TEXAS ORDINARY CERTIFICATE OF ACKNOWLEDGMENT
Civil Practice & Remedies Code § 121.007

The State of Texas

County of Harris



Before me,

Sheila Y. Cook Notary Public
Name and Character of Notarizing Officer,
e.g., "John Smith, Notary Public"

on this day personally appeared

Charles Garofalo
Name of Signer

- known to me
 proved to me on the oath of

Name of Credible Witness

proved to me through _____

Description of Identity Card or Document

to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this

14 day of January, 2022
Day Month Year

Sheila Y. Cook
Signature of Notarizing Officer

Place Notary Seal and/or Stamp Above

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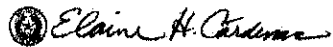
Signer(s) Other Than Named Above: Aleasha Brandon

THE STATE OF TEXAS

COUNTY OF HAYS

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Hays County, Texas.

22002233 NOTICE
01/18/2022 02:47:38 PM Total Fees: \$38.00

 Elaine H. Cardenas

Elaine H. Cárdenas, MBA, PhD, County Clerk
Hays County, Texas