

STATE OF TEXAS § RESOLUTION ADOPTING FINE
 § AND ENFORCEMENT POLICY FOR
 § SAWMILL RIDGE
COUNTY OF SAN SABA § PROPERTY OWNERS' ASSOCIATION, INC.

**RESOLUTION OF THE BOARD OF DIRECTORS OF
SAWMILL RIDGE PROPERTY OWNERS' ASSOCIATION, INC.
REGARDING FINE AND ENFORCEMENT POLICY**

Pursuant to Section 209.0061, Texas Property Code, Sawmill Ridge Property Owners' Association, Inc., hereinafter referred to as "Association", acting by and through its Board of Directors, has adopted the following fine and enforcement policy to set forth its policy for levying fines, to-wit:

1. Schedule of fines.

- a. Assess a charge of \$50.00 per day (against any Tract Owner and/or his Tract until the violating condition is corrected. Said amount to be increased as set forth in Section 7.11 of the Declarations.
- b. Assess a fine up to \$5,000 per animal and any further legal action the Association deems appropriate for the killing or harming of any exotic hoof stock located within the Subdivision.

2. Board's authority to grant variance on fines.

The Board is granted the authority to adopt and assess a lower fine amount on a case by case basis after considering all the facts of the violation. Any fine can be increased up to the amount in Section 7.11 of the Declarations for repeat offenses.

3. General categories of restrictive covenants for which the Association may assess fines:

A. Building violations, for instance:

- a. Failure to apply and receive approval from the Architectural Control Committee.
- b. Failure to meet minimum square footage.
- c. Failure to adhere to timeline for construction.
- d. Exceeding the number of allowed structures.
- e. Improper construction materials.
- f. Improper roofing materials.
- g. Improper exterior color scheme.
- h. Failure to comply with masonry requirements.
- i. Improper temporary structure.
- j. Improper Guest Quarter.

- k. Improper barn, workshop or storage building.
- l. Violation of height restrictions.
- m. Failure to have a garage or two-car attached carport or one improperly constructed.
- n. Improper walls, fences or light posts.
- o. Improper Driveway.
- p. Improvements improperly placed within a setback area or in a utility, road or drainage easement.
- q. Improper antennas, towers, satellite dishes or other sound or data receivers or transmitters.
- r. Improper drainage including failure to have a proper culvert.
- s. Improper exterior lighting.

B. Storage violations, for instance:

- a. Improper use of RV's.
- b. Improper storage of trailers, RV's, trucks, boats, personal watercraft, tractors, wagons, buses, motorcycles, motor scooters, all-terrain vehicles, golf carts and other recreational vehicles, lawn or garden equipment, farm or ranch equipment, construction equipment and other similar items or any other equipment listed in the Declarations.
- c. Improper storage of trash containers.

C. Prohibited Items on the Tract, for instance:

- a. mobile, manufactured, modular, container or move-in homes.
- b. Junk cars, abandoned cars or scrap, trash, landscaping trimmings or other debris may be placed on a Tract or other items as set forth in Sections 3.30 and 3.31 of the Declarations.
- c. Animals that do not comply with the Animal Husbandry requirement set forth in Section 3.33 of the Declarations.
- d. Improper signs.
- e. Short term rentals or partial rentals.
- f. Commercial activity on the Tract.
- g. Separately renting out a guest quarter.
- h. Nuisance activity.
- i. Improper temporary camping.
- j. Portable storage buildings.
- k. Killing or harming the exotic hoof stock in the Subdivision.

D. Miscellaneous:

- a. Failure to use the Tract for only single family residential purposes.
- b. Improper leasing of a Tract.
- c. Improper use of a guest quarter.
- d. Failure to have sufficient portable restroom facilities on a construction site.

- e. Failure to maintain a neat and clean construction site.
- f. Failure to comply with any construction site guidelines.
- g. Damage to roads caused by construction equipment or trucks making deliveries to a Tract.
- h. Improper propane fuel storage.
- i. Failure to conceal or attractively screen all above ground tanks, pumps, vent pipes and other equipment.
- j. Failure to maintain a Tract or an Improvement on a Tract.
- k. Failure to maintain landscaping on a Tract.
- l. Improper alteration or removal of an Improvement.
- m. Failure to adhere to trash container regulations set forth in Section 3.30 of the Declarations.
- n. Failure to adhere to the mineral development regulations set forth in Section 3.34 of the Declarations.
- o. Violating any rule or regulation of the Association.
- p. Damaging Roads within the Subdivision.
- q. Improperly bringing an 18-Wheeler into the Subdivision.

4. Information regarding hearings described by Section 209.007 of the Texas Property Code.

- A. Except as provided by subsections (C) and (D) below, and only if the Owner is entitled to an opportunity to cure the violation, the Owner has the right to submit a written request for a hearing to discuss and verify facts and resolve the matter in issue before the Board.
- B. The Association shall hold a hearing not later than the 30th day after the date the Board receives the Owner's request for a hearing and shall notify the Owner of the date, time, and place of the hearing not later than the 10th day before the date of the hearing. The Board or the Owner may request a postponement, and, if requested, a postponement shall be granted for a period of not more than 10 days. Additional postponements may be granted by agreement of the parties. The Owner or the Association may make an audio recording of the meeting.
- C. The notice and hearing provisions of Section 209.006 and Section 209.007 of the Texas Property Code do not apply if the Association files a suit seeking a temporary restraining order or temporary injunctive relief or files a suit that includes foreclosure as a cause of action. If a suit is filed relating to a matter to which those sections apply, a party to the suit may file a motion to compel mediation.
- D. The notice and hearing provisions of Section 209.006 and Section 209.007 of the Texas Property Code do not apply to a temporary suspension of an Owner's right to use Common Areas if the temporary suspension is the result of a violation that occurred in a Common Area and involved a significant and immediate risk of harm to others in the Subdivision. The temporary suspension is effective until the Board makes

a final determination on the suspension action after following the procedures prescribed by this section.

- E. An Owner or the Association may use alternative dispute resolution services.
- F. Not later than 10 days before the Association holds a hearing under this section, the Association shall provide to an Owner a packet containing all documents, photographs, and communications relating to the matter the Association intends to introduce at the hearing.
- G. If an Association does not provide a packet within the period described by subsection (F), an Owner is entitled to an automatic 15-day postponement of the hearing.
- H. During a hearing, a member of the Board or the Association's designated representative shall first present the Association's case against the Owner. An Owner or the Owner's designated representative is entitled to present the Owner's information and issues relevant to the appeal or dispute.

5. Notice to Members:

The Association shall:

- A. Provide a copy of this Policy to an Owner of a Lot in the Subdivision by:
 - a. posting the policy on an Internet website maintained by the Association or an agent acting on behalf of the Association and accessible to Members of the Association; or
 - b. annually sending a copy of the policy, separately or included in routine communication from the Association to Members, by:
 - i. hand delivery to the Owner;
 - ii. first class mail to the Owner's last known mailing address; or
 - iii. e-mail to an e-mail address provided to the Association by the Owner.
- B. Make the policy available on any publicly accessible Internet website maintained by the Association or an agent acting on behalf of the Association.

6. Owner's Liability.

An Owner is liable for any fines levied by the Association for violations by the Owner, any lessees, or the Owner or lessees' family, guests, employees, agents or contractors. Regardless of who performs the violation, the Association will direct its communications to the Owner.

7. Definitions.

Any words not defined in this Policy shall have the same meaning assigned in the Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Sawmill Ridge Subdivision filed of record in the Official Records of the San Saba County Clerk, San Saba County, Texas (“Declarations”).

By their signatures below the President and the Secretary of the Association certify that the foregoing resolution was approved by the Board of Directors of the Association at a duly-called meeting of the Board of Directors at which a quorum of Directors was present, or by signed, unanimous written consent in lieu of a meeting.

PASSED, ADOPTED AND APPROVED on this the 17th day of April 2025.

[signature follows on next page]

SAWMILL RIDGE PROPERTY OWNERS' ASSOCIATION, INC.

By: *Price Kever*
Price Kever, President

ATTEST:

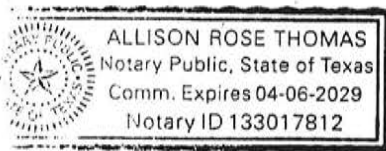
By: *Allyson Brown*
Allyson Brown, Secretary

THE STATE OF TEXAS §
 §
COUNTY OF Burnet §

CERTIFICATE OF ACKNOWLEDGMENT

Before me, the undersigned Notary Public, on this day personally appeared Bradley Price Kever who is personally known to me (or proved to me through a federal or state issued ID with photo and signature of person identified) to be the person whose name is subscribed to the foregoing instrument, and who has acknowledged to me that he is the President of Sawmill Ridge Property Owners' Association, Inc. and that by authority duly given and as the act of Sawmill Ridge Property Owners' Association, Inc. executed the instrument for the purposes and considerations expressed.

Given under my hand and seal of office on this the 22 day of April 2025.



Allison Rose Thomas
Notary Public in and for The State of Texas

AFTER RECORDING, RETURN TO:

Sawmill Ridge Property Owners' Association, Inc.
P.O. Box 1987
Marble Falls, Texas 78654

FILED

AT 10:06 O'CLOCK A M
ON THE 23 DAY OF April
A.D., 20 25
INS. NO. 028541

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Volume and Page of the named RECORDS of San Saba County, Texas, as stamped hereon by me.



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COUNTY CLERK, SAN SABA COUNTY, TEXAS

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OFFICIAL PUBLIC RECORDS

COUNTY CLERK, SAN SABA COUNTY, TEXAS

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BY *Yaduviri Kuttu* DEPUTY

RECORDED 04-23-2025

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