



THE SHOPS AT PARKWAY LAKES PROPERTY OWNERS ASSOCIATION, INC.
DEED RESTRICTION ENFORCEMENT AND FINE POLICY

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

WHEREAS, the property encumbered by this Deed Restriction Enforcement and Fine Policy (the "Policy") is that property restricted by the Declaration of Covenants, Restrictions and Easements for The Shops at Parkway Lakes (Southeast Corner of Bellaire Blvd and Grand Parkway) recorded under Clerk's File No. 2010087769 in the Official Public Records of Fort Bend County, Texas, as same has been and may be amended and/or supplemented from time to time (the "Declaration"), and all property which has been or may be annexed thereto and made subject to the Declaration and to the authority of The Shops at Parkway Lakes Property Owners Association, Inc. (the "Association"); and

WHEREAS, pursuant to the Dedicatory Instruments (as that term is defined in the Texas Property Code) governing The Shops at Parkway Lakes development, the Association is vested with the authority to impose reasonable fines against Owners for violations of the Association's Dedicatory Instruments; and

WHEREAS, pursuant to the Declaration, the Board of Directors (the "Board") of the Association hereby adopts this Policy in an effort to provide property owners with a better understanding of the process of deed restriction enforcement and fines; and

WHEREAS, reference is hereby made to the Declaration for all purposes, and any and all capitalized terms used herein shall have the meanings set forth in the Dedicatory Instruments, unless otherwise specified in this Policy; and

WHEREAS, in the event of a conflict between the terms of this Policy and any previously adopted regulations and/or policies addressing the enforcement of deed restrictions and fines as set forth herein, this Policy shall control.

NOW, THEREFORE, IT IS RESOLVED, that the following Policy is hereby adopted by the Board:

ARTICLE I: DEED RESTRICTION ENFORCEMENT

Owners will be given a reasonable time to cure violations of the deed restrictions, unless otherwise specified in a Dedicatory Instrument. The time period given may vary in relation to the difficulty, planning and expense associated with rectifying the violation, which shall be determined in the sole discretion of the Board. Additionally, the Board may, in its sole discretion, take into consideration the specific circumstances and the overall effect of the violation on The Shops at Parkway Lakes development when determining the time period to cure such violation, but in no event shall the Board be responsible or required to consider such factors. If an Owner is unable to correct the violation within the time specified, a written request for an extension must be submitted to the Board, which request the Board may approve or deny in