



VG-240-2025-251509

**Blanco County
Laura Walla
Blanco County Clerk**

Instrument Number: 251509

Real Property Recordings

Recorded On: May 15, 2025 02:25 PM

Number of Pages: 7

" Examined and Charged as Follows: "

Total Recording: \$40.00

***** 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: 251509
Receipt Number: 20250515000005
Recorded Date/Time: May 15, 2025 02:25 PM
User: Sheila M
Station: cclerk01

Record and Return To:

MICHELLE FEGUSON



**STATE OF TEXAS
Blanco 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 Blanco County, Texas

Laura Walla
Blanco County Clerk
Blanco County, TX

STATE OF TEXAS § RESOLUTION ADOPTING FINE
 § AND ENFORCEMENT POLICY FOR
 § THE WOODS AT FLAT ROCK CREEK
COUNTY OF BLANCO § PROPERTY OWNERS' ASSOCIATION, INC.

**RESOLUTION OF THE BOARD OF DIRECTORS OF
THE WOODS AT FLAT ROCK CREEK PROPERTY OWNERS' ASSOCIATION, INC.
REGARDING FINE AND ENFORCEMENT POLICY**

Pursuant to Section 209.0061, Texas Property Code, The Woods at Flat Rock Creek 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 Lot Owner and/or his Lot until the violating condition is corrected. Said amount to be increased as set forth in Section 9.11 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 9.11 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. Exceeding the limit of structures that may be constructed on a Lot.
- d. Failure to adhere to timeline for construction.
- e. Failure to adhere to applicable building and windstorm/flood codes.
- f. Failure to adhere to height restrictions.
- g. Improper construction materials.
- h. Improper roofing materials.
- i. Failure to have approval of exterior color scheme.
- j. Failure to adhere to the masonry requirements.
- k. Improper temporary structure.

- l. Improper Guest Quarter.
- m. Improper barn, workshop or storage building.
- n. Failure to have a garage or one improperly constructed.
- o. Improper walls, fences or light posts.
- p. Improper Driveway.
- q. Improper swimming pool or failure to have a fence around the swimming pool.
- r. Improvements improperly placed within a setback area or in a utility, road or drainage easement.
- s. Improper improvement placed within the Road Easement.
- t. Improper drainage including failure to have a proper culvert.
- u. Improper exterior lighting as further detailed in Section 3.06 of the Declarations.
- v. Failure to install utilities underground.

B. Storage violations, for instance:

- a. Improper use of RV's.
- b. Improper storage of trailers, RVs, trucks (other than pickups with a rated capacity of one (1) ton or less), boats, personal water craft, 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. Prohibited Items on the Lot, for instance:

- a. Mobile homes, manufactured homes or modular homes.
- b. Abandoned, junked or unregistered motor vehicles, boats, airplanes, trailers or other similar items.
- c. Animals that do not comply with the Animal Husbandry requirement set forth in Section 3.31 of the Declarations.
- d. Improper signs.
- e. Commercial activity on the Lot.
- f. Short term rental of a Lot.
- g. Separately renting out a guest quarter.
- h. Nuisance activity.
- i. Water well.
- j. Improper temporary camping.
- k. Portable storage buildings.

D. Miscellaneous:

- a. Use of the Lot for any purpose other than single-family residential use.
- b. Improper use of a barn as a temporary living space.
- c. Damage to the Roads by construction equipment or trucks making deliveries to a Lot.

- d. Failure to have sufficient portable restrooms during construction.
- e. Failure to maintain a construction site.
- f. Improper propane fuel storage.
- g. Failure to maintain a Lot or an Improvement on a Lot.
- h. Lack of or failure to maintain the landscaping on a Lot.
- i. Improper occupancy of a Lot prior to installation of landscaping.
- j. Improper antennas, towers, satellite dishes or other sound or data receivers or transmitters.
- k. Failure to adhere to the restrictions on garbage and trash disposal as set forth in Section 3.28 of the Declarations.
- l. Improper alteration or removal of an Improvement.
- m. Improper Mineral Development.
- n. Altering or removing the perimeter fencing.
- o. Violation of a Sanitary Control Easement that is located on Lots 55, 56, 57, and 58.
- p. Improper use of an 18-Wheeler.
- q. The killing or harming of any exotic hoof stock located within the Subdivision.
- r. Improper access of Lots 3, 47, 61, and 74 from a County Road.
- s. Violating any rule or regulation of the Association.

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 The Woods at Flat Rock Creek Subdivision filed of record in the Official Records of the Blanco County Clerk, Blanco 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.

[signature follows on next page]

PASSED, ADOPTED AND APPROVED on this the 28th day of April 2025.

**THE WOODS AT FLAT ROCK CREEK
PROPERTY OWNERS' ASSOCIATION, INC.**

By: *Bradley Price Keever*
Bradley Price Keever, President

ATTEST:

By: *Michelle Ferguson*
Michelle Ferguson, Secretary

THE STATE OF TEXAS

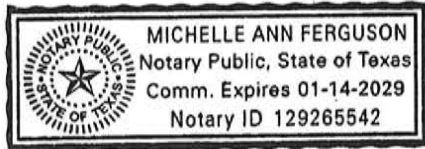
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COUNTY OF BURNET

CERTIFICATE OF ACKNOWLEDGMENT

Before me, the undersigned Notary Public, on this day personally appeared Bradley Price Keever 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 she is the President of The Woods at Flat Rock Creek Property Owners' Association, Inc. and that by authority duly given and as the act of The Woods at Flat Rock Creek Property Owners' Association, Inc. executed the instrument for the purposes and considerations expressed.

Given under my hand and seal of office on this the 14th day of May 2025.



Michelle Ferguson
Notary Public in and for The State of Texas

AFTER RECORDING, RETURN TO:

The Woods at Flat Rock Creek Property Owners' Association, Inc.
P.O. Box 1987
Marble Falls, Texas 78654