

**PHEASANT TRACE VILLAGE HOMEOWNERS ASSOCIATION,
INC. VIOLATION FINE POLICY RESOLUTION**

I, the President of PHEASANT TRACE VILLAGE HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation organized under the Texas Non-Profit Corporation Act, do hereby certify that a regular meeting of the Board of Directors was held on the 7 day of November, 2023, with a majority of Directors being present and remaining throughout and being duly authorized to transact business, the follow resolution was duly made and approved:

Whereas, Pheasant Trace Village Homeowners Association, Inc. (the "Association") is charged by the Covenants, Conditions and Restrictions for Pleasant Trace Village (the "Declaration") with the responsibility of vigorously enforcing the covenants, by-laws and regulations of the Association (the "Governing Documents"); and

Whereas, the Board of Directors of Pheasant Trace Village Homeowners Association, Inc. (the "Board") wishes to memorialize in its minutes its policy in the event of violations of the Governing Documents by the Owners. This policy is in addition to the policies set out in the covenants, by-laws and regulations of the Association; and

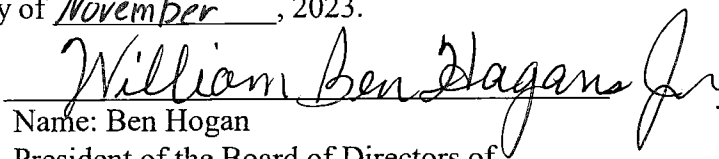
Whereas, The Board desires to establish a fine policy in accordance with Section 204 of the Texas Property Code;

Now therefore be it resolved that any Owners not timely correcting violations after a First Letter from the management company will be subject to the following:

First Letter	No Charge
Second Letter	\$35.00 Fine
Third Letter	\$75.00 Fine
Final 209 Letter	\$150.00 Fine

This Policy is effective upon recordation in the Public Records of Harris County, Texas. Except as affected by Section 209.0062 and/or by this Policy, all other provisions contained in the Declaration or any other dedicatory instruments of the Association shall remain in full force and effect.

Adopted by the Board on the 7 day of November, 2023.



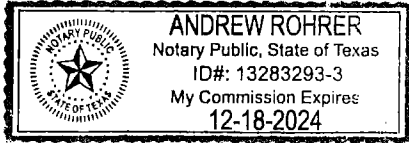
Name: Ben Hogan
President of the Board of Directors of
Pheasant Trace Village Homeowners Association, Inc.


Before me, the undersigned authority, on this day personally appeared Ben Hogan, President of Pheasant Trace Village Homeowners Association, Inc., a Texas non-profit corporation, known to

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me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that a majority of the Board of Directors approved this Violation Fine Policy and that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated as the act and deed of said Association.

Given under my hand and seal of office, this the 7 day of November, 2023.




Notary Public, State of Texas

After recording, return to:
Kathy Ann Terry
PO Box 690141
Houston, TX 77269

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Pages 3
12/01/2023 03:56 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$22.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

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.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

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