

**FINES SCHEDULE AND POLICY
FOR PRESERVE AT ALAMO RANCH HOMEOWNERS ASSOCIATION**

STATE OF TEXAS	§	
	§	KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR	§	

This Policy is adopted by the Board of Directors of Preserve at Alamo Ranch Homeowners Association (hereinafter “the Association”), pursuant to the authority granted to it by The Preserve at Alamo Ranch Subordinate Declaration of Covenants, Conditions and Restrictions, executed on June 29, 2007, recorded Document Number 20070154269, Official Public Records of Bexar County, Texas, as amended (the “Declaration”). Terms used in this Policy but not defined herein shall have the meaning for such terms in the Declaration.

1. The Board of Directors of the Association may levy fines for violation of rules and regulations adopted by the Board of Directors of the Association to promote safety within the Subdivision, with respect to use and occupancy of the private roads, in accordance with Section 8.2(C) of the Declaration. Such fines shall be in amounts set by the Board, in its sole and absolute discretion, not to exceed \$250 per infraction.

2. Before levying a fine, the Board of Directors will give the Owner a written violation notice and an opportunity to be heard by certified mail, return receipt requested, and first class mail. The Association's written violation notice will contain the following items: (a) the date the violation notice is prepared or mailed; (b) a description of the violation; (c) a reference to the rule or provision that is being violated; (d) a description of the action required to cure the violation, if can be cured; (e) a reasonable deadline by which the violation is required to be cured; (f) the amount of the fine; (g) a statement that not later than the thirtieth day after the date of the receipt of the violation notice, the Owner may request a hearing before the Board to contest the violation; and (h) a statement that the owner may have special rights or relief related to the enforcement action under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. app. Section 501, et seq.), if they are serving on active duty military. The following provisions also apply:

a. New Violations - If the Owner has not been given notice and a reasonable opportunity to cure a violation within the preceding six months, the notice will state a specific timeframe by which the violation must be cured to avoid the fine.

b. Repeat Violations - In the case of a repeat of the continuation of a violation of which the Owner was previously notified and the violation was not cured within the preceding six month time period, the notice will state that, because the Owner was given notice and a reasonable opportunity to cure the violation but the violation has not been cured, the fine attaches from the date of the expiration of the cure period in the violation notice.

c. Uncurable violations. If a violation cannot be cured, then no opportunity to cure it is required. Driving a vehicle in excess of the posted speed limit and/or driving in a way that prevents a substantial risk of harm, are examples of violations that cannot be cured, and are subject to immediate fines.

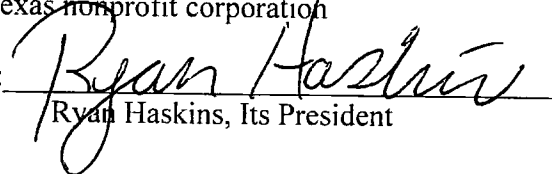
3. An Owner may request in writing a hearing before the Board to contest the fine. To request a hearing before the Board, the Owner must submit a written request to the Association's manager within thirty days after the date of receipt of the violation notice.
4. Within twenty days after the Owner's request for a hearing, the Association will give the Owner at least ten days advance notice of the date, time, and place of the hearing, and a packet containing all documents, photographs, and communications relating to the matter the Association intends to introduce at the hearing. The hearing will be held in a closed or executive session of the Board.
5. Owners found to be in violation may be fined no more than \$5,000.00 total, in any twelve-month period, for any violation.
6. The Board of Directors of the Association may set fine amounts on a case-by-case basis, provided the fine is reasonable considering the nature, frequency, and effects of the violation.
7. An Owner is liable for fines levied by the Association for violations of the Restrictions by the Owner and the relatives, guests, employees, and agents of the Owner and residents. Regardless of who commits the violation, the Association may direct all communications regarding the violation to the Owner.
8. Any Owner who is fined must pay the fine within thirty days of notice that a fine has been levied. The Board of Directors of the Association may cause the Association to file suit to collect any fine which is not paid by the deadline.

The foregoing was adopted by a vote of approval of at least a majority of the Directors of the Association at a duly called meeting at which a quorum of Directors was present, open to attendance by Members of the Association, as certified by the signatures of the President of the Association below.

Executed this 26th day of January, 2024

PRESERVE AT ALAMO RANCH
HOMEOWNERS ASSOCIATION,
a Texas nonprofit corporation

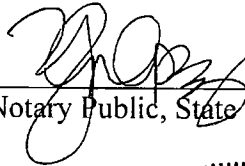
By:


Ryan Haskins, Its President

STATE OF TEXAS §
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COUNTY OF BEXAR §

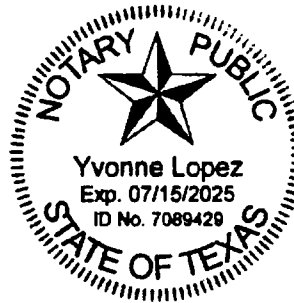
Before me, the undersigned notary public, on this day personally appeared Ryan Haskins, President of Preserve at Alamo Ranch Homeowners Association, known to me or proved to me by presentation to me of a governmentally issued identification card to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office the 26th day of January, 2024.



Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Tom L. Newton, Jr.
ALLEN, STEIN & DURBIN, P.C.
6243 IH-10 West, Suite 700
San Antonio, TX 78201



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File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
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Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 1/29/2024 4:18 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk