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PINE TRAILS COMMUNITY IMPROVEMENT ASSOCIATION, INC.
RULES AND REGULATIONS AND FINE POLICY

THE STATE OF TEXAS

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RECEIVED DEC 1 9 2023

COUNTY OF HARRIS

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KNOWN ALL MEN BY THESE PRESENTS:

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RP-2023-465298
12/11/2023 RP1 \$34.00

WHEREAS, Pine Trails Community Improvement Association, Inc. (the "Association") through it's Board of Directors is authorized to administer the Association and provide for the health, safety and welfare of the members and property and specifically for the enforcement of the use restrictions and maintenance provisions as described in the Declaration of Covenants, Conditions and Restrictions for Pine Trails, Sections One Two, Three, Four, Five, Six, Seven, Eight, Nine and Ten as filed in the Real Property Records of Harris County, Texas (the "Declaration") and the Bylaws (the "Bylaws") and amendments thereafter, of the Association were filed in the Real Property Records of Harris County, Texas; and,

WHEREAS, the Declaration and the Bylaws, as amended, sets forth the Powers of the Board of Directors and one of those powers is enforcement of the use restrictions of the Declaration and a fine system for violations of the use restrictions and violations on property owned or administered by the Association ; and,

WHEREAS, the Texas Property Code sets forth in Section 204.010 (a) (6) that the Board of Directors of the Association has the power to regulate the use, maintenance, repair, replacement, modification, and appearance of the subdivision and Texas Property Code Section 204.010 (a) (19) to exercise other powers conferred by the Declaration and Texas Property Code Section 204.010 (b) which sets forth that the powers enumerated by such section are in addition to any other powers granted to property owners' associations by this chapter or other law; and,

WHEREAS, The Board of Directors additionally is empowered to enforce by legal means the provisions of the Declaration and Bylaws pursuant to the Texas Property Code. Thereto, Article IX., Section 2 (i) of the 2023 Amended Bylaws sets forth the provision that the Board of Directors has the power to adopt, amend, and enforce rules and regulations for the community including adoption of a fine policy. Thereto, the Board of Directors hereby adopts Rules and Regulations and a Fine Policy to enforce the terms of the Declaration, Bylaws, Rules, Policies and Architectural Guidelines and on property owned or administered by the Association as more specifically set forth herein.

NOW THEREFORE, BE IT RESOLVED THAT: the following Rules and Regulations and a Fine Policy are hereby adopted by a motion, second of the motion and approval of the members of the Board of Directors at a board meeting as an agenda item with notice to owners as provided for in the Texas Property Code:

Violations of all of the use restrictions, architectural compliance and on property owned or administered by the Association as set forth in the Declaration, Bylaws and on property owned or administered by the Association will subject an owner to the enforcement procedures of the Declaration and this 2023 Rules and Regulation and Fine Policy as well as a damage/fine for all such violations as described herein.

1. Owners are responsible for complying with the provisions of the Declaration, Bylaws, Rules, Architectural Control Guidelines and/or Policies, inclusive of compliance by the Owners' tenants and lessees, if applicable. In the event an Owner, occupant, lessee, guest or invitee of an Owner's Lot violates any of the provisions of the Declaration, Bylaws, Rules, Architectural Control guidelines and/or Policies, the Board shall have the authority to impose a fine upon the Owner(s) of the Lot for each violation.

2. Upon determining that a violation of the Declaration, Bylaws, Rules, Architectural Control Guidelines and/or Policies of the Association or other damages has occurred, the Association through its Board of Directors shall give written notice to the Owner at the Owner(s) last known address as shown in the Association's records by certified mail and first class mail via the United State Postal Service. The Notice shall:
- (i) describe the violation that is the basis of the fine, stating the amount of the proposed fine; and
 - (ii) provide the Owner with a reasonable period and specific date to cure the violation and avoid the fine *if the fine is of a curable nature and does not pose a threat to public health or safety*; state and allow the Owner the right to request a hearing before the Board on or before the 30th day after the notice was mailed to the Owner; and notifies the Owner that the Owner may have special rights or relief related to the enforcement action under federal law, including the Service members Civil Relief Act (50 U.S.C. app. Section 501 et seq.) if the Owner is serving on active military duty.

Provided however, that no written Notice pursuant to this ¶ 2 shall be required as for any violation which is the same or similar to a violation for which the Owner has been previously given Notice under this ¶ 2 within the preceding six (6) months as set forth in Texas Property Code Section 209.006 (d).

In the event of any conflict between the foregoing and the provisions of Section 209.006 of the Texas Property Code, the provisions of Section 209.006 of the TEXAS PROPERTY CODE shall control.

Further, Section 209.006 (f) establishes the criteria as to whether a violation considered a threat to public health or safety, and Sections 209.006 (g), (h), and (i) establishes criteria and examples of "uncurable" and "curable" violations.

3. In the event an Owner requests a hearing before the Board, the Board shall hold a hearing not later than thirty (30) days 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 no later than the tenth (10th) day before the date of the hearing. The Request for Hearing may be sent by mail to the Pine Trails Community Improvement Association, Inc., at 6003 Woodbend, Houston, Texas 77049, or via email to: pinetrailscia2023 @gmail.com. The Board or the Owner may request a postponement, and if requested, a postponement shall be granted for a period of not more than ten (10) days. Additional postponements may be granted by agreement of the parties. The Board, following the hearing, at its discretion and after hearing all of the evidence, may determine that:

- (i) the fine is reasonable,
- (ii) the amount of the fine should be lowered, in which case the Owner will receive a partial refund or credit, or
- (iii) the fine should be refunded or credited or removed in its entirety.

In the event of any conflict between the foregoing and the provisions of Section 209.007 of the TEXAS PROPERTY CODE, the provisions of Section 209.007 of the TEXAS PROPERTY CODE shall control.

4. The Association must give Notice of the levied fine to the Owner no later than the thirtieth (30th) day after the date a fine has been levied against the Owner. All fines will be due and payable to the Association immediately as of the date of the Notice stating that a fine has been levied.

5. Fines may be imposed against any Owner for any infraction of the Declaration, Bylaws, Rules, Architectural Control Guidelines and/or Policies. As of the date of the adoption of this FINING POLICY, the fining structure is as follows: SEE EXHIBIT A ATTACHED.

The Association will collect the damages/fines pursuant to the Collection Policy of the Association and in compliance with the Texas Property Code.

These Rules and Regulations and Fine Policy are adopted by majority vote of the Board of Directors and is effective and operational upon its recording in the Real Property Records of Harris County, Texas.

SIGNED this 5th day of December, 2023.

PINE TRAILS COMMUNITY
IMPROVEMENT ASSOCIATION, INC.

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By: Linda Britten
LINDA BRITTEN, PRESIDENT

THE STATE OF TEXAS

X

X

COUNTY OF HARRIS

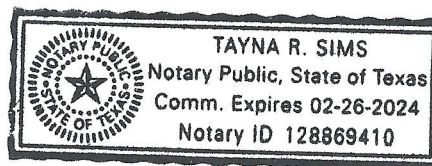
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THIS INSTRUMENT was acknowledged before me on this the 5th day of December, 2023 by the said LINDA BRITTEN, PRESIDENT of PINE TRAILS COMMUNITY IMPROVEMENT ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.

Tayna R. Sims
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

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After Recording Return to:

O'Neal Law Firm
12337 Jones Road, Suite 300
Houston, Texas





Pine Trails C.I.A.
6003 WOOD BEND DRIVE
HOUSTON, TX 77049

TEL 281-458-6764 FAX 281-458-7250

EXHIBIT A
ENFORCEMENT POLICY AND FINES

ITEM VIOLATION	FINE AMOUNT	ACTIVITY
A/C Window Units	\$250	A/C window units that are in public view
Addresses on homes	\$50	Each property must have their address visible from face of home
Animals: <ul style="list-style-type: none">• loose, non-leashed• Farm animals, livestock	\$150	Dogs that are not on a leash, except when confined to enclosed backyard. Farm animals and livestock
Basketball goals in public street	\$75	Are not permitted to be placed or stationed in the public street or sidewalks but may be confined to owner's driveway or backyard
Boats, trailers, camping trailers, recreational vehicles (RV), storage	\$250	No storage of these items is permitted within the subdivision or at the residence at any time.
Businesses operating from property (all types)	\$250	No business is permitted to be operating from an owner's residence
Clubhouse Rental	\$75 - \$300	If damaged, depending on the severity of the damage the board will decide how much to take from deposit check to cover costs to repair the damages to club house
Dumpsters, storage pods	\$125	Roll-off dumpsters and temporary storage pods must be approved by the Architectural Control Committee
Exterior modifications, major renovations or repairs, paint color	\$250	Owners shall obtain approval from the Architectural Control Committee prior to commencement of any work. See Pine Trails office for approved paint colors
Fences	\$75	Fences shall be no higher than 6 feet in height; deteriorated, broken, missing, leaning, falling fences shall be promptly repaired
Garage Doors	\$75	Doors shall be operable and maintained at all times
Garage Sales	\$200	Individual garage sales are not permitted at any time. Community garage sales are scheduled 2 (two) times each year

A MONTHLY FEE OF \$100 WILL BE APPLIED TO YOUR ACCOUNT UNTIL VIOLATION IS CORRECTED

Home exterior maintenance;necessary repairs; general	\$100	Failure to timely repair rotten wood siding, fascia board, wooden trim, damages, or sagging gutters on the residence
Landscape/Gardens	\$75	Vegetable gardens are not permitted on any corner lot to allow safe and clear visibility of pedestrian or vehicular traffic; vegetation cannot exceed 2 (two) feet in height
Lawn Maintenance, debris	\$75	Unkept lawns, unremoved debris (if lawn has to be force mowed, additional \$100 will be added to fee)
Noise, excessive	\$150	Excessive and loud music, parties, wailing and barking dogs are prohibited from the time frame of 10pm - 6am. This includes car radios
Parking on pipeline	\$300	Eliminating danger of parking on natural gas/crude oil risk of an explosion
Parking Violation	\$125	Vehicle parking prohibited on sidewalks or lawns
Placards, Advertisements, Flyers, Signs	\$75	These are prohibited on mailboxes, light poles, and as yard signs
Roofs	\$250	No tarps, loose shingles or missing shingles
Trash cans, trash bins, bagged garbage, misc., ect.	\$50	All trash bags must be placed in trash can(s) or trash bin(s). All trash cans or bins may only be placed outside for collection the day prior to regularly scheduled collection days. Leaves and lawn clippings should be placed in trash bags. All limbs need to be cut no longer the 3 (three) feet and need to be tied together. Trash cans need to be stored out of public view, except on the day of trash collection. No trash shall be left on property or curb
Trash, debris burning	\$175	The burning of trash, trees, and debris is prohibited at all times within the Pine Trails Subdivision.
Trees, tree stumps, shrubbery	\$75	All trees, shrubs, grass and flower beds shall be maintained at all times; tree removal shall include stump removal and grinding below ground level
Vehicles; abandoned, inoperable, ATV, 3 & 4-wheelers, dirt bikes, go-karts, non street legal vehicles, oversized trucks, 18-wheeler trucks, expired tags	\$150	All abandoned/inoperable vehicles, oversized trucks, 18-wheeler trucks, AUV's, unlicensed or non street legal vehicles are prohibited in the Pine Trails Subdivision, unless they are being stored out of public view
Window, coverings	\$75	Boards, tape, plastic, sheets, towels, aluminum foil, and spray paint are prohibited as window coverings

A MONTHLY FEE OF \$100 WILL BE APPLIED TO YOUR ACCOUNT UNTIL VIOLATION IS CORRECTED

FILED FOR RECORD

1:56:16 PM

Monday, December 11, 2023

Leneshia Hudspeth

COUNTY CLERK, HARRIS COUNTY, TEXAS

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

Monday, December 11, 2023



Leneshia Hudspeth

COUNTY CLERK
HARRIS COUNTY, TEXAS