

**RESOLUTION ADOPTING POLICY CONCERNING  
CODE, COVENANT, AND RESTRICTION VIOLATIONS  
FOR  
Cedar Park Town Center (the "Association")**

WHEREAS Texas Property Code § 202.006(a) has become effective January 1, 2012, requiring associations to file all dedicatory instruments, as defined by Texas Property Code § 202.001(1), in the official public records of the county or counties wherein they are located.

WHEREAS, the Association desires to provide for the consistent application of its Covenants, Conditions and Restrictions filed in the Official Public Records of this County (the "CCRs"), Rules, and other policies with respect to Lot maintenance.

BE IT RESOLVED, that the following shall be the Association's policy and instructions to its managing agent with respect to property maintenance and assessing the costs for the same:

Under the CCRs and Rules of and for the Association, Owners of Lots in the Association are required to maintain their Lot in an orderly manner. The Association enforces these provisions by causing its agents to inspect the Lots in the subdivision on a regular basis, generally every two weeks. In the event an inspection identifies a Lot that is not properly maintained, the Owner of such Lot shall be cited, and the Association instructs its managing agent to take the following steps:

- 1) On the **first citation**, the Owner shall be provided a **Courtesy Notice** of the specific violation and given all required notices under the Texas Property Code.
- 2) If a second citation is issued within 6 months for a specific violation, the Owner shall be provided a **Second Courtesy Notice** of the specific repeated violation, given all required notices under the Texas Property Code, and notified that if the violation is repeated substantial fines will be levied.
- 3) If a third citation is issued within 6 months for a specific violation, the Owner shall be notified of a repeated violation, given all required notices under the Texas Property Code, and **shall be fined \$150**. The Association may cause its Managing Agent to cure by entering the Lot and performing such services as may be required. In addition to the fine, costs of such services exceeding \$100 per citation are the responsibility of the Owner and will be billed as necessary.
- 4) For any subsequent specific recurring citations, the Association's Managing Agent is directed to notify the Owner of a repeated specific violation, give all required notices under the Texas Property Code, and **shall levy a fine of \$250 per citation**. The Association may cause its Managing Agent to cure by entering the Lot and performing such services as may be required. In addition to the fine, costs of such services exceeding \$100 per citation are the responsibility of the Owner and will be billed as necessary.

To the extent this policy contradicts with any previous guidelines, rules, or resolutions, this policy shall control. This policy is supplementary and is in addition to any and all other covenants, conditions, restrictions, rules, and guidelines in effect for the Association.

This resolution was passed by a unanimous vote of the Board of Directors of the Association on the date set forth below to be effective April 1, 2016

Executed this the 28 day of January, 2016.

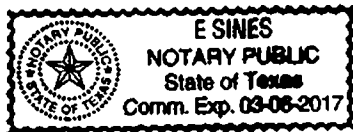
By: Dale R. Sines III

Name: Dale R. Sines III

Title: Secretary

STATE OF TEXAS )  
COUNTY OF Williamson )

This instrument was acknowledged before me on this the 28 day of January, 2016, by Dale R. Sines III, Secretary of and for the Association, for the purposes therein expressed.



E. Sines  
Notary Public, State of Texas

AFTER RECORDING PLEASE RETURN TO:

Goodwin Management, Inc.  
11149 Research Blvd., Suite 100  
Austin, Texas 78759

2016011676  
Electronically Recorded  
OFFICIAL PUBLIC RECORDS

Nancy E. Rister

Nancy E. Rister, County Clerk  
2/12/2016 10:12 AM

Pages: 2 Fee: \$25.00  
Williamson County Texas