

EXHIBIT C

COPPELL GREENS HOMEOWNERS ASSOCIATION  
FINING POLICY

**Terms used but not defined in this policy will have the meaning subscribed to such terms in that certain Declaration of Covenants, Conditions and Restrictions, recorded under Document Number: 99-R0128331, Official Public Records of Denton County, Texas, as amended (the "Covenant").**

Note: This policy pertains to the following sections of the Declaration of Covenants, Condition and Restrictions

Article VII Section 1. Powers. (m) To impose reasonable fines for defaults by Owners under these By-Laws or the Declaration, which shall constitute a lien upon the Lot of the violating Owner enforceable in accordance under Section 5 of the Article II of the Declaration.

**A. GENERAL PROVISIONS**

1. Establishment of Violation. Any condition, use, activity or improvement which does not comply with the provisions of the Declaration, Bylaws, the Rules and Regulations of the Association or the architectural standards bulletins or guidelines, shall constitute a "Violation" under this Policy for all purposes.

2. Report of Violation. The existence of a Violation will be verified by a field observation conducted by the Board or its delegate. For the purpose of this Enforcement Policy, the delegate of the Board may include Management, an officer or member of the Board, a member of the Architectural Control Committee, or a member of any other committee established by the Board for this purpose.

3. Violation Notice (Warning): Homeowners will be notified when a violation occurs and will be given a time period of at least fourteen (14) days in which to correct the violation. Violations which present hazards for residents or are damaging property will require immediate correction and any costs incurred by the HOA for same will be assessed to the owner's account.

4. Violation Notice (2nd Warning): Homeowners will be notified a second time if the previously sited violation has not been corrected and will be given a time period of at least fourteen (14) days in which to correct the violation.

5. Removal of Violations. The board president or a majority of the board may instruct the management company or representative to remove a violation or to grant more time in order to remediate the violation at any time.

6. Initial assessment of Fine: If after the specific time period given the violation continues, the homeowner will be notified that a fine will be levied against his/her account. This notice must first be reviewed and approved by the board president or a majority of the board.

7. "Damage Assessment": Violations that result in property damage or cause the Association to incur cleanup costs will result in a "Damage Assessment" on the homeowner's account. Non-payment of this type of assessment will result in a lien being placed on the property:

8. "Appeal Process": If a homeowner so chooses, an appeal can be made via written request to the board within 30 calendar days of receiving the first violation notice. Within 10 business days of

receiving the homeowner's request, the board will give the homeowner notice of the date-, time, and place of the hearing. This hearing will be scheduled for a date within 45 calendar days from the date the request was received by the board, and the hearing should be scheduled to provide a reasonable opportunity for both the homeowner and the board to attend. Failure to submit an appeal or to appear at a scheduled hearing will result in an automatic appeal denial. Failure to correct the violation and/or pay the fine will follow the fine schedule outlined in this Fining Policy.

9. Postponement of hearing. The HOA Board or the homeowner 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.

10. All notices regarding landscaping violations are considered active for 6 months from the date of the last notice.

11. All notices regarding any other violations are considered active for 12 months from the date of the last notice. Therefore, any repeat violations will resume at the point in the process where the last violation ended. If the violation is corrected and then reappears during any point within the active time period, then the next step in the fining policy will be followed.

12. At the discretion of the Board, unpaid fines shall constitute a lien on the homeowner's property when they remain unpaid for more than 90 days.

13. Any fine assessed to the HOA or Management Company for any Federal, State, County, City or Local ordinance will be charged back to the homeowner if they are found in violation of said ordinance.

14. Any accrued fines take precedence over HOA dues and will be deducted from payments prior to the reduction of a resident's dues balance.

**B. FINE SCHEDULE**

1. 1st Fine: An owner will receive a fine of \$25.00 and a minimum of 14 days to comply, if compliance is not met then;

2. 2nd Fine: An owner will receive an additional fine of \$50.00 and a minimum of 14 days to comply, if compliance is not met then;

3. 3rd Fine: An owner will receive an additional fine of \$100.00. If compliance is not met within a minimum of 14 days, the owner will receive an additional \$100.00 fine automatically every 14 days until compliance is met.

COPPELL GREENS HOMEOWNERS ASSOCIATION

Ray 2 10-2-2018  
President Date

Phillip L. Easton  
Printed Name

Janice King 10/2/2018  
Secretary Date

Janice King  
Printed Name