

MARY LOUISE GARCIA

COUNTY CLERK



100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

SHERIDAN AT GEORGETOWN HOA
121 N MAIN ST
MANSFIELD, TX 76063

Submitter: SHERIDAN AT GEORGETOWN
HOA

DO NOT DESTROY
WARNING - THIS IS PART OF THE OFFICIAL RECORD.

Filed For Registration: 9/19/2017 10:11 AM

Instrument #: D217217191

OPR 4 PGS \$24.00

By: _____

Mary Louise Garcia

D217217191

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Sheridan at Georgetown HOA

Fining Policy and Procedures

Enforcement of Declaration, Bylaws and Association Community Policies – Fines Assessed. Sheridan at Georgetown Homeowners Association Declaration, Bylaws and Community Policies clearly outline the established guidelines adopted for the overall benefit of everyone within the community. These guidelines are necessary not only for everyone's personal welfare but to also enhance the future value of all homes and safeguard the "quality of life" that our Community provides.

While some Sheridan at Georgetown policies are specific in nature and establish "rules of conduct" within the Community, others are made to reinforce certain provisions of the Declaration and By-Laws. Other policies are necessary to reinforce City Ordinances as well as Federal and State Laws that everyone is obligated to follow because... it's the law.

The majority of Owners and Residents within our Community conduct their personal activities to fully comply with these regulatory documents but, occasionally there are those who refuse to do so. Therefore, when any provisions of these documents are violated, a fine will be assessed under the following guide lines. Routine property inspections are scheduled to begin Monday September 11, 2017.

These are the most common violations but NOT limited to...

- *Trash receptacles must be screened from view of street or neighbors.
- *Trash receptacles and debris shall not be placed on curb prior to 6:00am the morning of pickup
- *Homeowners lot and dwelling must be well maintained always. This includes privacy fences.
- *All architectural changes must be approved by the ACC committee and or Board of Directors.
- *Driveways are for parking only. Driveway may NOT be used for storage of boats, trailers, water craft and inoperable vehicles.
- *Hoops, basketball goals and other recreations or sporting equipment may not be used, attached, mounted, or installed in a front yard or driveway or unfenced side yard. This also applies to portable goals and equipment.
- *Pets must be kept in a manner that does not disturb residents.
- *Residents are responsible for removal and disposal of his or her pet's waste.
- *Within 30 days after acquiring a property, the owner will provide the management company with a copy of recorded deed, owners address, phone number and email.
- *Satellite dishes, receiving or transmitting towers shall not be visible from the street.
- *All property owners and private management companies will be responsible for their tenants Actions.

- Warning letter provided to the Owner (and Leese if the Owner's Dwelling is Leased) notifying them of the violation(s) and requesting that the violation(s) be resolved within 10 days from the date of this letter.

Second Violation:

- Owner notified that a \$50.00 fine has been assessed.

Third Violation:

- Owner notified that a \$100.00 fine has been assessed.

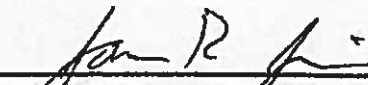
Subsequent Violations:

- Owner notified that a \$250.00 fine has been assessed with this fine continuing to be assessed in reasonable time increments until the violation(s) is resolved.

Residents/Owners have a (10 day) period from the date on the violation letter to comply with the Regulatory Documents. If you fail to fully comply a \$50 fine will be applied to your account. If you wish to dispute this violation, you may submit a written request to the board of directors within thirty (30) days after the date of the violation letter. If a hearing is held before a committee, you have the right to appeal the committee's decision to the board by written notice to the board. Your request will be scheduled within thirty (30) days.

I certify that the foregoing Fining Policy was presented to the Board of Directors and properly adopted by Whitemarsh Estates Homeowners Association.

on the 11th day of September 11, 2017



Jim Joiner, President

BEFORE ME, the undersigned authority, on this day personally appeared

Jim Jones, known to me to be the person whose name is subscribed to the foregoing document and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office the 11th day of September 11, 2017

Dawn Taylor

