

WENTWORTH VILLAS ADDITION  
HOMEOWNER'S ASSOCIATION, INC  
COVENANT ENFORCEMENT AND FINING POLICY

Adopted: April 1, 2012

Effective: May 1, 2012

WHEREAS, Wentworth Villas Additional Homeowners Association, Inc. (the "Association") is authorized to enforce the covenants and restrictions contained in the "Declaration of Covenants, Conditions and Restrictions" for Wentworth Villas Additional Homeowners Association, Inc. (the "Declaration" also known as the "Covenants") and contained in the By-Laws, rules and regulations, guidelines and other standards and policies (all collectively referred to in this policy as the "Governing Documents"); and

WHEREAS, pursuant to Article 9, Section 9.2 of the Covenants, Conditions and Restrictions, the Board of Directors shall have the power and authority to impose reasonable fines (which shall not exceed \$500 for each separate violation) for violations of the governing documents, the Design Guidelines or any rule or regulation of the Association which shall constitute a lien upon the Lot of the violating Owner as provided in the Declaration.

NOW, THEREFORE, IT IS RESOLVED that the following procedures and practices are established for the enforcement of the Governing Documents and for the elimination of violations found to exist in, on and about the Property, the Lots, the Streets, and the Common Areas within the Wentworth Villas Additional Homeowners Association, Inc. and the following procedures are to be known as the "Covenant Enforcement and Fining Policy" (referred to herein as the "Enforcement Policy"), which shall replace any previously adopted Fining Policy.

- 1) **Violation Notice** : the Association will forward to the Owner of the Lot in question written notice of the Violation(s) delivered by regular first-class mail or personal delivery when a violation occurs and will be given a time period of TEN (10) days in which to correct the violation.
- 2) **Second Notice**: If the situation is not cured in that time period, a letter will be sent by certified mail and by regular first-class mail or personal delivery that confirms the previous contact and allows an additional TEN (10) days to cure the problem. This Second Notice will also indicate that failure to correct will subject the owner to application of the fining policy. Violations which present hazards to the residents or are damaging common area property will require immediate correction and any costs for same will be assessed to the owner's account.

- 3) **Assessment of Fine:** If after the specific time period given the violation continues, the homeowners will be subject to application of the fining policy against his/her account. All notices/letters will be by certified mail and by regular first-class mail or personal delivery
- 4) **"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.
- 5) **"Appeal Process":** If a homeowner so chooses, an appeal can be made via written request to the board and/or management company within 30 calendar days of receiving the first violation notice. Within 14 calendar 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 30 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. The appeal ruling will determine the course of future enforcement actions.

## FINE SCHEDULE

- 1<sup>st</sup> Fine: An owner will receive a fine of \$25.00 and 10 days to comply. If compliance is not met, then
- 2<sup>nd</sup> Fine: An owner will receive an additional fine of \$50.00 and 10 days to comply. If compliance is not met, then
- 3<sup>rd</sup> Fine: An owner will receive a minimum additional fine of \$100. If there is not compliance within 10 days of that notice, the Board will review the case and determine the fine level and a timetable for compliance within the limitations of the governing documents.

This Covenant Enforcement and Fining Policy shall take effect on the date specified below and are to remain in full force and effect until revoked, modified, or amended.

This is to certify that the foregoing was duly adopted by the Board of Directors on APRIL 1, 2012, and have not been modified, rescinded or revoked.

DATE: 5-2-12

  
Amberia Rust - President  
Authorized Representative

NOTICE OF FILING OF DEDICATORY INSTRUMENTS  
FOR  
Wentworth Villas Addition Homeowners Association, Inc.

STATE OF TEXAS  
COUNTY OF DENTON

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KNOW ALL MEN BY THESE PRESENTS:

THIS NOTICE OF DEDICATORY INSTRUMENT FOR Wentworth Villas Addition Homeowners Association, Inc. is made this 30th day of April 2012, by Wentworth Villas Addition homeowners Association, Inc..

WITNESSETH:

WHEREAS, Wentworth Villas Addition Homeowners Association, Inc. prepared and recorded an instrument entitled "Declaration of Covenants, Conditions and Restrictions" dated on or about December 5, 2005, Instrument No. Page 2005-150558, Real Records of Denton County, Texas, together with any other filings of records (if any).

WHEREAS, the Association is the property owners' association created by the Declarant to manage or regulate the planned development covered by the Declaration, as stated and recorded above; and

WHEREAS, Section 202.006 of the Texas Property Code provides that a property owners' association must file each dedicatory instrument governing the association that has not been previously recorded in the real property records of the county in which the planned development is located; and

WHEREAS, the Association desires to record the attached dedicatory instrument in the real property records of Denton County, Texas, pursuant to and accordance with Section 202.006 of the Texas Property Code.

NOW, THEREFORE, the dedicatory instrument attached hereto as "Exhibit A" being the Covenant Enforcement and Fining Policy are true and correct copies of the originals and are hereby filed of record in the real property records of Denton County, Texas, in accordance with the requirements of Section 202.006 of the Texas Property Code.

IN WITNESS WHEREOF, the Association has caused this Notice to be executed by it's duly authorized agent as of the date first above written.

Wentworth Villas Addition Homeowners Association, Inc.

By: *Sonja Boles*  
Duly Authorized Agent

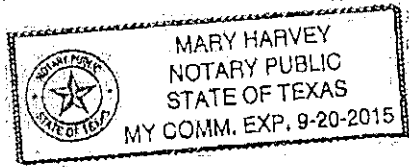
ACKNOWLEDGMENT

STATE OF TEXAS  
COUNTY OF DALLAS

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BEFORE ME, the undersigned authority, on this day personally appeared *Sonja Boles* Duly Authorized Agent of Wentworth Villas Addition Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed the same for the purposes and consideration therein expressed on behalf of said corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this *30th* day of *April* 2012..



*Mary Harvey*  
Notary Public  
State of Texas  
My Commission Expires

AFTER RECORDING RETURN TO:  
Principal Management Group  
Attn: Debbie Simpson  
12700 Park Central Dr., Suite 600  
Dallas, TX 75251

Denton County  
Cynthia Mitchell  
County Clerk  
Denton, TX 76202



70 2012 00067834

Instrument Number: 2012-67834

Recorded On: June 25, 2012

As  
Notice

Parties: WENTWORTH VILLAS ADDITION HOA

Billable Pages: 4

To

Number of Pages: 4

Comment:

( Parties listed above are for Clerks reference only )

\*\* Examined and Charged as Follows: \*\*

Notice	28.00
Total Recording:	28.00

\*\*\*\*\* DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

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.

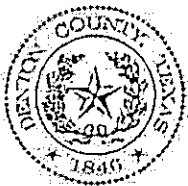
File Information:

Document Number: 2012-67834  
Receipt Number: 920053  
Recorded Date/Time: June 25, 2012 03:50:38P

Record and Return To:

WENTWORTH VILLAS ADDITION  
12700 PARK CENTRAL DR  
STE 600  
DALLAS TX 75251

User / Station: S Parr - Cash Station 3



THE STATE OF TEXAS }  
COUNTY OF DENTON }

I hereby certify that this instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

*C. Mitchell*

County Clerk  
Denton County, Texas