

**NOTICE OF FILING OF
DEDICATORY INSTRUMENT OF
HIGHLANDS RANCH HOMEOWNERS ASSOCIATION**

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR §

Notice is hereby given to all persons with any interest in or claim to any parts of the property within the Highlands Ranch Subdivision that said property is subject to the attached Schedule of Monetary Fines for DCCR Violations, labeled as Exhibit "A".

Thus signed and certified this the 24th day of April, 2020.

HIGHLANDS RANCH HOMEOWNERS ASSOCIATION

By: Tom L. Newton, Jr.
Tom L. Newton, Jr., ~~Its~~ Counsel
Allen, Stein & Durbin, P.C.
6243 I.H. 10 West, Suite 700
San Antonio, TX 78201

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

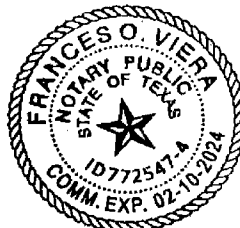
Before me, the undersigned notary public, on this day personally appeared Tom L. Newton, Jr., acting on behalf of Highlands Ranch Homeowners Association, known to me or proved to me by presentation to me of a governmentally-issued identification card to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office the 24th day of April, 2020.

Frances O. Viera
Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Highlands Ranch Homeowners Association
c/o Diamond Association Management & Consulting
14603 Huebner Road, Building 40
San Antonio, TX 78231

5077001/1898857

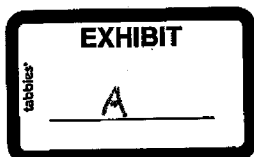


**SCHEDULE OF MONETARY FINES For DCCR VIOLATIONS
Highlands Ranch HOA, Inc.
Approved by Members on May 24, 2018**

In accordance with DCCR Article XII, Enforcement, which was amended on May 24, 2018, this Schedule was presented to Members/Owners and also approved by the Owners on May 24, 2018. This Schedule lists maximum fines that the Board, at its discretion, may assess for violations of the DCCR provisions listed herein. If the violation is curable, the Board may assess a daily fine up to, but not exceeding, the maximum amount stated herein beginning 30 days after the date of notice from the Board, if not cured by then, and continuing until such time that the violation is cured. If the violation has resulted in a condition that the Board considers non-curable, the Board may assess a one-time fine up to, but not exceeding, the maximum amount stated herein beginning 30 days after the date of notice from the Board.

1. Article II. Construction Requirements.

<u>Section</u>	<u>Maximum Amount</u>	
	<u>Daily if Curable</u>	<u>Total if not Curable</u>
1 Setbacks	\$ 50	\$ 5,000
2 Size and height	100	10,000
3 Masonry	50	5,000
4 Siding	50	5,000
5 Roofing	50	5,000
6 Exterior colors and materials	50	5,000
7 Windows and glass	50	5,000
8 Guttering	10	1,000
9 Garages	50	5,000
10 Fences	50	5,000
11 Driveways	50	5,000
12 Sewage and wells	50	5,000
13 Landscaping	50	5,000
14 Exterior lighting	10	5,000
15 Burglary and fire alarms	10	5,000
16 Flags and flagpoles	10	1,000
17 Rain barrels and rain water harvesting	10	1,000
18 Religious displays	5	500



SCHEDULE OF MONETARY FINES for DCCR VIOLATIONS (continued)

Highlands Ranch HOA

Approved by Members on May 24, 2018

2. Article III. Restriction on Use.


<u>Section</u>	<u>Maximum Amount</u>	
	<u>Daily</u> <u>If Curable</u>	<u>Total if</u> <u>not Curable</u>
1 & 2 Residential only and permitted use	\$ 50	\$ 5,000
3 Athletic facilities	50	5,000
4 Outbuildings and exterior modifications	50	5,000
5 Swimming pools	50	5,000
6 Radio, TV antennae and TV dishes	50	5,000
7 Solar energy devices	50	5,000
8 Signage	5	500
9 Temporary structures	10	1,000
10 Maintenance of yards, irrigation, etc.	5	250
11 Front yards	50	5,000
12 Mail boxes	5	500
13 Animals	10	1,000
14 Utility easements	50	5,000
15 Drainage easements	50	5,000
16 Maintenance of easements	10	1,000
17 Caves and sinkholes	5	500
18 Aircraft	10	1,000
19 Outside parking, storage of vehicles, etc.	20	2,000
20 Lot subdivision and consolidation	50	5,000
21 Trash and rubbish	10	1,000
22 Required restoration	30	3,000
23 Hazardous storage and activities	30	3,000
24 Firearms, fireworks, projectiles and weapons	5	250
25 No oil development	50	5,000
26 No nuisances	10	1,000
27 Damage to common areas and facilities	50	5,000

3. Article IX. Property Rights in the Common Facilities.

<u>Section</u>	<u>Daily</u>	<u>Total if</u>
3 Entry Gate, Streets and Security	10	1,000

We certify that this Schedule was duly approved by a vote of the Members on May 24, 2018.


Jo Ann Browne, President


Edna Stenberg, Secretary

File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

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**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 4/27/2020 8:59 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk