

**SCHEDULE of FINES for VIOLATIONS
of the DECLARATION OF CONVENANTS, CONDITIONS AND RESTRICTIONS (DCCR)
Bexar County Highlands Ranch Homeowners Association, Inc.
Approved by Members on March 23, 2024**

A Schedule of Fines was originally adopted by a vote of the Members on May 24, 2018. The Schedule is hereby being updated due to passage of time and revised to comply with changes in state law adopted by the Texas legislature in 2023.

In accordance with DCCR Article XII, Enforcement, dated May 24, 2018 and subsequently amended by any policy adopted by the Association’s Board of Directors, this Schedule was presented to Members at a duly called meeting on March 23, 2024. The Schedule lists possible fines that the Board may assess Members for violations of the DCCR provisions listed herein. The assessed fines may vary on a case-by-case basis at the Board’s discretion.

If the violation is curable, the Board may assess a daily fine up to, but not exceeding, the maximum amount stated herein. If not cured within the Board’s stated time period, the fine shall begin thereafter and continue until it has been cured. If the violation is not curable, the Board may assess a one-time fine up to, but not exceeding, the maximum amount stated herein. If a violation is curable and depending on the circumstances, the Board may decide to grant a variance to leave the violation in place, but may assess a one-time fine if not cured.

Any violation will be subject to the notice, hearing and other requirements set forth in DCCR Article XII and any policies adopted by the Board.

1. <u>Article II. Construction Requirements (Note B)</u>		<u>Maximum Amount (Note E)</u>	
<u>Section</u>		<u>Daily if Curable</u>	<u>Total if Not Curable</u>
1	Placement of structures on lots & side yards	\$ 75	\$ 7,500
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 and other security measures	50	5,000
11	Driveways	50	5,000
12	Sewage systems and water wells	50	5,000
13	Landscaping and designated areas	50	5,000
14	Exterior lighting	10	1,000
15	Burglary and fire alarms	10	1,000
16	Flags and flagpoles	10	1,000
17	Rain barrels and rain water harvesting	10	1,000
18	Religious displays	5	500

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2. <u>Article III. Restriction on Use (Note B)</u>		Maximum Amount (Note E)	
<u>Section</u>		<u>Daily If Curable</u>	<u>Total if 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 pool and spa enclosures	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 IV. Subdivision and Certain Easements and Use

<u>Section</u>			
3	Washes and Drainage Easements (Note A)	50	N/A

4. Article V. Governmental Requirements

<u>Section</u>			
2	Additional Obligations of Owners (Note A)	50	N/A

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5. <u>Article VII. Architectural Control Committee (ACC)</u>	<u>Maximum Amount (Note E)</u>	
	Daily if	Total if
<u>Section</u>	<u>Curable</u>	<u>Not Curable</u>
2 & 3 Required Submission of Plans (Note B)	\$ 75	\$ 5,000
6. <u>Article IX. Property Rights in the Common Facilities</u>		
<u>Section</u>		
3 Entry Gate, Streets and Security	(Note C)	(Note C)

NOTES:


- (A) Any DCCR Article section might discuss more than one type of thing that could be violated. Thus, the Board may apply a fine to single violations or to aggregated multiple violations. For some violations, it is possible that a fine for only a "Curable" or only a "Non-Curable" violation might be applicable based on the nature of the violation. Any "Total if Not Curable" item above notated with an N/A means this type of fine is not applicable, as any such violation must be cured.
- (B) If construction or improvement begins without ACC approval, the "Daily if Curable" fine begins on the date determined by the Board (e.g., the work began) and continues until the date the ACC grants approval. If the Board and/or the ACC in its sole discretion determines that a violation is curable, but grants a variance to leave the violation in place, the Board may still determine (at its discretion) that a "Total if Not Curable" fine will apply.
- (C) The Board may adopt specific policies/rules related to this section, as is already authorized in DCCR Article IX, Section 3, to include specific fines and/or other penalties.
- (D) The Board may adopt specific policies/rules related to compliance with the Bylaws and any Policies/Rules adopted by the Board that are not covered by this Schedule.
- (E) Dollar amounts included in the Schedule dated May 24, 2018 have not been changed.

CERTIFICATION:

We certify that on March 23, 2024 at a duly called meeting of the Members of Bexar County Highlands Ranch Homeowners Association, Inc. that this Schedule of Fines was approved by the Members.



 Jo Ann Browne, President



 Jimmy Jurkin, Secretary

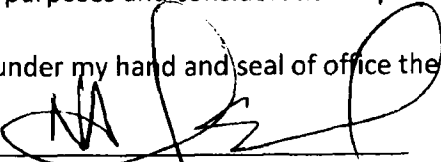
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STATE OF TEXAS §

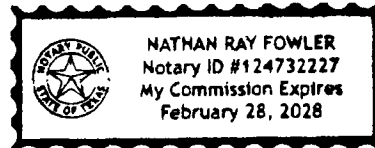
COUNTY OF BEXAR §

Before me, the undersigned notary public, on this day personally appeared Jo Ann Browne, President of Bexar County Highlands Ranch Homeowners Association, Inc., known to me or proved to me by presentation to me of a governmentally-issued identification card to be who one of the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office the 25th day of March 2024.



Notary Public, State of Texas

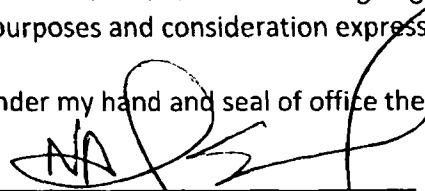


STATE OF TEXAS §

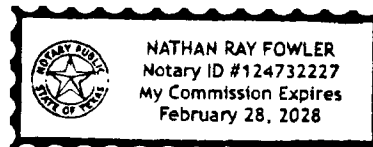
COUNTY OF BEXAR §

Before me, the undersigned notary public, on this day personally appeared Jimmy Junkin, Secretary of Bexar County Highlands Ranch Homeowners Association, Inc., known to me or proved to me by presentation to me of a governmentally-issued identification card to be who one of the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office the 25th day of March 2024.



Notary Public, State of Texas



AFTER RECORDING, RETURN TO:

Bexar County Highlands Ranch Homeowners Association, Inc.
C/o Diamond Association Management & Consulting
14603 Huebner, Bldg. 40
San Antonio, Texas 78230

File Information

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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: 3/27/2024 4:56 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk