

**FINE POLICY OF
TEAL RUN NORTH HOMEOWNERS ASSOCIATION, INC.**

Revised: January 1, 2010

Pursuant to the authority vested in the Teal Run North Homeowners Association, Inc. (hereinafter the "Association") in the Declaration (as same is defined below), the Board adopts and publishes the following Fine Policy governing the fine policies and procedures for the residential lots within the jurisdiction of the Association (hereinafter the "Collection Policy").

The property affected by the Fine Policy is the property encumbered by the restrictive covenants described on the attached Exhibit A, (all of which are hereinafter referred to collectively as the "Declaration") and any other subdivisions which have been, or may be, annexed and made subject to the authority of the Association. Any capitalized terms used herein are defined as in the Declaration unless otherwise noted.

This notice is to inform homeowners, within the Teal Run North Community, that the Board of Directors has established a fine structure in order to ensure homeowner's compliance with the Restrictive Covenants dates and recorded January 16, 2002. Fine structures are both a common and integral aspect of many homeowners associations. Please review the fine policy that has been adopted for the community. Any fines, legal fees, etc., will be added to the Homeowner's assessment account.

PCMI (Planned Community Management) and the TRN Deed Restriction Committee will perform inspections on a random basis. As violations are noted, a violation letter will be sent as required. Homeowners may also report violations to TRN Board of Directors: (281) 692-9252 or by email to trnhoaboard@yahoo.com.

Upon inspection, a notice of violation/s (or subsequent notices as outline in the Fine Policy) will be sent identifying the violation/s and available resolutions to the homeowners. It is the responsibility of the homeowner to communicate with the Board of Directors or Manager regarding the action that will be taken to resolve the violation in question.

To prevent subsequent notification(s) and fines, **it is the homeowner's responsibility to notify the Board of Directors or Manager in writing, via e-mail or regular mail, when the violation has been corrected.**

The manager will coordinate with the Board of Directors as required to resolve issues.

VIOLATION GRID

Violation	Damage Amount
Trash Cans	\$65
Exterior Home Repair	\$250
Home Repainting	\$100
Commercial Vehicle	\$250
Basketball Goals	\$100
Holiday Decorations	\$50
Lawn Maintenance	\$50 (front) add:\$50 (back)
Modification not in accordance to Approval	\$200
Stored Vehicles (boats, trailers, etc)	\$250
Oil Stains	\$50
Mildew on Home	\$100
Modifications w/o ACC approval (due to Severity)	\$150 – up

Subsequent Notices: Lien and Legal

1. Lien filed on property.
2. Legal action taken through Association's Attorney

Homeowner will be responsible for all costs incurred by the Association to resolve the issue including, but not limited to, legal fees.

EXHIBIT A

TEAL RUN, a subdivision of multiple sections located in Fort Bend County, Texas, and any other subdivisions which are subsequently annexed thereto and made subject to the authority of the Teal Run North Homeowners Association, which sections were originally encumbered by restrictive covenants filed of record in Fort Bend County, Texas as follows:

Teal Run Section	Title of Document	Date Recorded	Ft. Bend County Clerk's File No.
1	Declaration of Covenants, Conditions and Restrictions for Teal Run Meadows, Section One (1)	12/10/01	2001115960
2	Declaration of Covenants, Conditions and Restrictions for Teal Run Meadows, Section Two	11/06/00	2000095077
3	Declaration of Covenants, Conditions and Restrictions for Teal Run Meadows, Section Three (3)	06/11/02	2002061698
11	Declaration of Covenants, Conditions and Restrictions for Teal Run, Section Eleven (11)	10/17/01	2001098292
12	Declaration of Covenants, Conditions and Restrictions for Teal Run, Section Twelve (12)	02/05/03	2003015725
13	Declaration of Covenants, Conditions and Restrictions for Teal Run, Section Thirteen (13)	07/02/03	2003088641
14	Declaration of Covenants, Conditions and Restrictions for Teal Run, Section Fourteen (14)	12/02/03	2003167145
15	Declaration of Covenants, Conditions and Restrictions for Teal Run, Section Fifteen (15)	10/20/03	2003147204
16	Declaration of Covenants, Conditions and Restrictions for Teal Run, Section Sixteen (16)	09/02/04	2004108578
17	Declaration of Covenants, Conditions and Restrictions for Teal Run, Section Seventeen (17)	10/04/04	2004121285
18	Declaration of Covenants, Conditions and Restrictions for Teal Run, Section Eighteen (18)	05/26/05	2005061007