

**HARRIS VILLAGE OWNERS ASSOCIATION
P.O. Box 9012
Waco, Texas 76710**

Date: _____

Owner: _____

Owner Address: _____

Sent via: USPS 1st Class Cert. Mail RRR: _____ - _____ - _____ - _____

Re: Tex. Prop Code Sec. 209.006-NOTICE OF ENFORCEMENT ACTION

Greetings Neighbor,

You are receiving this letter—in accordance with Texas Property Code Section 209.006, which requires the Association to provide you Notice of Enforcement Action—because your Property is currently in violation of the below indicated Deed Restrictions of Harris Village Owners’ Association’s Declaration of Restrictive covenants.

You are entitled to a reasonable period—as determined by the Association’s Board—to cure or correct the violation herein, said time period is herein provided and if the violation is cured or corrected by that time, no fine, charge or other enforcement action will be taken or applied. However, failure to cure the referenced violation will result in a fine being applied in accordance with the fine schedule attached hereto.

VIOLATION: Section 22: An external antennae, satellite dish or other item is on your property in violation of Section 22, which requires that antennae need to be placed in the backyard or on the back roof of the property out of public view. Accordingly please remove the antennae or satellite in the time provided below to avoid unnecessary fines and additional enforcement actions.

Time to Cure: _____ days

Additional Notes: _____

Please visit our website to review the Deed Restriction(s) at issue, the fine Schedule and other useful documentation in greater detail, harrisvillagesub.com.

Please note that you have the right to request a hearing on this matter, you must make such a request on or before the 30th day after the date this notice was mailed. Should you fail to cure or correct the violation in the time provided or should you repeat the violation you are hereby notified that you are liable for any and all attorney’s fees, court costs and/or other collection costs associated with further enforcement actions and that such fees will begin to accrue: the 31st day after the date this notice was mailed; or, the day immediately following the conclusion of a hearing regarding this violation/fine, should you properly request a hearing.

Further, please be aware that you may have special rights or relief related to this enforcement action under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. App. Section 501 et seq.), if you, the owner are serving on active military duty.

The Deed Restrictions—and the fines that are applied for violating them—are not enforced to be punitive, rather the Association enforces these Restrictions to protect the home value of all its Members and the most efficient way to do so is to uniformly, expeditiously, and effectively enforce the Association’s Deed Restrictions.

We appreciate your time, your consideration for your neighbors and we thank you for being a valued member of this community. We hope this letter finds you well,

Sincerely,

Harris Village Home Owners Association

A Texas Non-Profit Owners Association

Pertinent Deed Restriction:

22. ANTENNAE

No external antennas of any kind shall be permitted on any lot within the Subdivision without prior written approval of the Committee as to antenna size, height, placement and visibility. No satellite antenna nor any antenna dish may be parked, erected or installed either permanently or temporarily, on any lot, except in backyard areas where it is substantially concealed from public view.

FINE SCHEDULE:					
Notified Violation:	1st:	2nd:	3rd:	4th:	5th+:
Failure to pay year assessments:	\$50.00	\$75.00	\$125.00	\$175.00	\$225.00
Failure to pay special assessments	\$50.00	\$75.00	\$125.00	\$175.00	\$225.00
Nuisance Violation:	\$50.00	\$75.00	\$125.00	\$175.00	\$225.00
Failure to mow yard:	\$50.00	\$75.00	\$125.00	\$175.00	\$225.00
Failure to plant trees/shrubs:	\$50.00	\$75.00	\$125.00	\$175.00	\$225.00
Failure to maintain trees/flowerbeds/shrubbery:	\$50.00	\$75.00	\$125.00	\$175.00	\$225.00
Improper parking of vehicles:	\$50.00	\$75.00	\$125.00	\$175.00	\$225.00
Improper garbage/refuse maintenance/disposal:	\$50.00	\$75.00	\$125.00	\$175.00	\$225.00
Signage Violation	\$75.00	\$125.00	\$175.00	\$225.00	\$300.00
Livestock violation:	\$75.00	\$125.00	\$175.00	\$225.00	\$300.00
Failure to maintain building:	\$75.00	\$125.00	\$175.00	\$225.00	\$300.00
Inoperative vehicle	\$75.00	\$125.00	\$175.00	\$225.00	\$300.00
Improper storage of materials:	\$75.00	\$125.00	\$175.00	\$225.00	\$300.00

Fence violations:	\$75.00	\$125.00	\$175.00	\$225.00	\$300.00
Failure to obtain Architectural Control Committee Approval:	\$75.00	\$125.00	\$175.00	\$225.00	\$300.00
Discharge of firearms/fireworks:	\$75.00	\$125.00	\$175.00	\$225.00	\$300.00
Improper antennae:	\$75.00	\$125.00	\$175.00	\$225.00	\$300.00
Violation of Section 15 of the Declaration:	\$75.00	\$125.00	\$175.00	\$225.00	\$300.00
Miscellaneous deed restriction violations (violations of deed restrictions provided not listed above):	\$50-75.00	\$75-125.00	\$100-175.00	\$125-225.00	\$225.00-300.00

Note: these fines are cumulative. So if, for example, Member 1 improperly parks in the street, receives notice, and then violates this restriction three more times the total amount Member 1 will owe will be for the three violations following notice, so \$250.00 (Notice + 1st violation \$50.00 + 2nd violation \$75.00 + 3rd violation \$125.00 = \$250.00).