

**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 16:** There is a car or other vehicle parked on your property or on the street in a prohibited fashion. As provided in Section 16 cars and other vehicles are not permitted to use the street for overnight parking. Additionally, vehicles cannot be parked on driveways in manners that block the sidewalk. Accordingly, please remove the vehicle from the offending location within the time prescribed herein to avoid unnecessary fines and additional enforcement actions being taken against your property.

**Time to Cure: \_\_\_\_\_ days**

Additional Notes: \_\_\_\_\_

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

**16. VEHICLES**

No vehicle or trailer, which is inoperative, wrecked, dismantled, discarded or which does not have (i) a lawful license affixed thereto, (ii) an unexpired license plate or plates, and (iii) a valid motor vehicle safety inspection certificate, shall be permitted upon any lot. If visible from the street for a period longer than 72 hours such violative vehicles shall be subject to being towed away by the Committee at the owner’s expense.

No vehicles shall block sidewalks by being parked in street easement of lots. Vehicle parking is limited to driveway on house side of sidewalk.

No truck or van with more than two axles, service vehicles (including but not limited to, those containing multiple tool boxes, ladder racks, welding equipment, construction equipment or other similar equipment or accessories), boat, trailer, motor home, mobile home, manufactured home, house trailer, or recreational vehicles, may be kept on the street in front of any lot, unless it is kept behind the 23 and 15 foot building set back lines and inside the garage or yard areas, behind fences or walls, and concealed from public view. No vehicle of any kind may be parked on lawn areas for any reason. These restrictions shall not apply to any vehicle, machinery, or maintenance equipment temporarily parked and used for the construction, repair and maintenance of the Subdivision or of any properties in the Subdivision. Passenger vehicles may be parked on the street in front of lots for periods of time not to exceed twelve (12) hours in any twenty-four (24) hours period. Any vehicle—save police or other similar government vehicles—parked for a longer time may be towed away by the Committee at the lot owner’s expense. This restriction is not be construed to prohibit periodic overnight guests from parking in the street, but is to specifically prohibit residents from using the street as the usual overnight parking for vehicles. No major repair work, dismantling, or

disassembling of motor vehicles or other machinery or equipment shall be permitted in or on any drive, street, garage, carport or any part of any lot.

No motorcycles, motorbikes, dirt-bikes, motor-scooters, go-carts, or three and four wheel "off-road" vehicles, nor any similar vehicles, whether licensed or unlicensed may be operated by unlicensed operators on any lot or on any street in the Subdivision. Furthermore, no motor vehicle that is operated, either legally or illegally, on the lots or on the streets of the Subdivision shall be permitted to make or emit any noxious or offensive noises, smells, or fumes, or to be operated in such a manner that may be or become a danger, nuisance or annoyance to the neighborhood.

<b>FINE SCHEDULE:</b>					
<b>Notified Violation:</b>	<b>1st:</b>	<b>2nd:</b>	<b>3rd:</b>	<b>4th:</b>	<b>5th+:</b>
<b>Failure to pay year assessments:</b>	\$50.00	\$75.00	\$125.00	\$175.00	\$225.00
<b>Failure to pay special assessments</b>	\$50.00	\$75.00	\$125.00	\$175.00	\$225.00
<b>Nuisance Violation:</b>	\$50.00	\$75.00	\$125.00	\$175.00	\$225.00
<b>Failure to mow yard:</b>	\$50.00	\$75.00	\$125.00	\$175.00	\$225.00
<b>Failure to plant trees/shrubs:</b>	\$50.00	\$75.00	\$125.00	\$175.00	\$225.00
<b>Failure to maintain trees/flowerbeds/shrubbery:</b>	\$50.00	\$75.00	\$125.00	\$175.00	\$225.00
<b>Improper parking of vehicles:</b>	\$50.00	\$75.00	\$125.00	\$175.00	\$225.00
<b>Improper garbage/refuse maintenance/disposal:</b>	\$50.00	\$75.00	\$125.00	\$175.00	\$225.00
<b>Signage Violation</b>	\$75.00	\$125.00	\$175.00	\$225.00	\$300.00
<b>Livestock violation:</b>	\$75.00	\$125.00	\$175.00	\$225.00	\$300.00
<b>Failure to maintain building:</b>	\$75.00	\$125.00	\$175.00	\$225.00	\$300.00
<b>Inoperative vehicle</b>	\$75.00	\$125.00	\$175.00	\$225.00	\$300.00
<b>Improper storage of materials:</b>	\$75.00	\$125.00	\$175.00	\$225.00	\$300.00
<b>Fence violations:</b>	\$75.00	\$125.00	\$175.00	\$225.00	\$300.00
<b>Failure to obtain Architectural Control Committee Approval:</b>	\$75.00	\$125.00	\$175.00	\$225.00	\$300.00
<b>Discharge of firearms/fireworks:</b>	\$75.00	\$125.00	\$175.00	\$225.00	\$300.00
<b>Improper antennae:</b>	\$75.00	\$125.00	\$175.00	\$225.00	\$300.00
<b>Violation of Section 15 of the Declaration:</b>	\$75.00	\$125.00	\$175.00	\$225.00	\$300.00
<b>Miscellaneous deed restriction violations (violations of deed restrictions provided not listed above):</b>	\$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).