

BELLAIRE WEST COMMUNITY IMPROVEMENT ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS

April 25, 2011

20110176953  
05/03/2011 RP2 \$20.00

Resolution Regarding the Board's Approval and Adoption of a Fine Policy

J  
The undersigned, being a duly authorized representative of Bellaire West Community Improvement Association (the "Association"), a Texas Non-Profit Corporation, pursuant to Article 1396 of the Texas Non-Profit Corporation Act, and Section 11.5 of the Restated and Amended Declaration of Covenants, Conditions and Restrictions, adopted the following resolution at a duly called board meeting:

WHEREAS, the Association is responsible for the governance and maintenance of Bellaire West Subdivision as described in the Restated and Amended Declaration of Covenants, Conditions, and Restrictions for Bellaire West, Sections One (1) through Eight (8), filed August 10, 2004, County Clerk's File No. X834620 and Film Code Number 590-33-2817 and all amendments; and

WHEREAS, the Association exists pursuant to state law and its Governing Documents; and

WHEREAS, the provisions of the Declaration run with the Lots in the Subdivision and are binding upon and inure to the benefit of and are enforceable by the Association; and

WHEREAS, if notice and an opportunity to be heard are given, the Association shall be entitled to impose reasonable fines for violation of the Declaration and to collect reimbursement of actual attorney's fees and other reasonable costs incurred by the Association relating to a homeowners violation of the Declaration. Such fines, fees and costs shall constitute a Reimbursement Assessment, which shall be levied against a homeowners account; and

WHEREAS, for the benefit and protection of the Association, the homeowners, and the residents, the Board of Directors deems it proper to assess reasonable fines against a homeowner for violation of the Declaration;

**RESOLVED**, that upon careful consideration and deliberation, with all motions being correctly proposed and second, that the Association hereby approves and adopts a reasonable fine policy. A homeowner shall be given notice of the violation and a reasonable opportunity to cure the violation; however, if the violation is not cured, the Board shall have the right to, but is not obligated to, assess a fine. A fine is due and payable to the Association ten (10) days after the Owner receives notice.

BELLAIRE WEST COMMUNITY IMPROVEMENT  
ASSOCIATION, INC., a Texas non-profit corporation

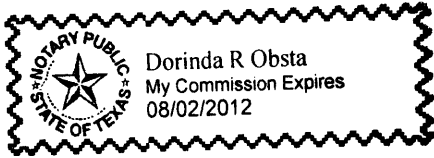
By: Lawrence Greer  
Lawrence Greer, President

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THE STATE OF TEXAS §  
§  
COUNTY OF HARRIS §

ACKNOWLEDGMENT

Lawrence Greer, as President of BELLAIRE WEST COMMUNITY IMPROVEMENT ASSOCIATION, acknowledged this instrument before me on the 26<sup>th</sup> day of April 2011.



*Dorinda R. Obsta*  
Notary Public in and for the State of Texas

RETURN TO:

SEARS & BENNETT, LLP  
Attorneys at Law  
9700 Richmond Avenue, Suite 222  
Houston, Texas 77042

FILED  
2011 MAY - 3 PM 12:44  
*Stan Stewart*  
COUNTY CLERK  
HARRIS COUNTY TEXAS

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.  
THE STATE OF TEXAS  
COUNTY OF HARRIS  
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me, and was duly RECORDED, in the Official Public Records of Real Property of Harris County, Texas.

MAY - 3 2011



*Stan Stewart*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

1581-11-240 RP 077-11-1851