

**RESOLUTION ADOPTING AMENDED FINE SCHEDULE
OF
HOMEOWNERS ASSOCIATION OF STERLING GREEN, INC.**

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

WHEREAS, Homeowners Association of Sterling Green, Inc. (the “Association”), a Texas nonprofit corporation, is the entity for the Condominiums at Sterling Green, a condominium regime in Montgomery County Texas, being all of Restricted Reserve A, Block 1, The Woodlands, Village of Sterling Ridge Sec. 38 Apartments, an addition in Montgomery County, Texas, according to the plat thereof recorded under Clerk’s File No. 2003-146131 and in Cabinet V, Sheet 88, of the Plat Records of Montgomery County, Texas, (the “Property”); and

WHEREAS, the Declaration of The Condominiums at Sterling Green, is recorded in the Real Property Records of Montgomery County, Texas, under Clerk’s File No. 2005-001995, along with any amendments or supplements thereto, (the “Declaration”); and

WHEREAS, Article 13 of the Declaration empowers the Association to levy reasonable charges, as an individual assessment, against an owner and his unit if the unit owner or resident, or the owner’s or resident’s family, guests, employees, agents, or contractors violate a provision of the Declaration; and

WHEREAS, heretofore, the Association, or its predecessor, adopted a “Fining Policy”, recorded in the Real Property Records of Montgomery County, Texas, under Clerk’s File No. 2005-001994, setting forth provisions and procedures related to an owner’s liability, notices of violations, violation hearings, the levy and amount of fines, the types of levy permitted, and the collection of such fines; and

WHEREAS, heretofore, the Association adopted an “Amended Fine Schedule”, recorded in the Real Property Records of Montgomery County, Texas, under Clerk’s File No. 2014-085239, amending the previously recorded policy; and

WHEREAS, the Fining Policy and amendment heretofore adopted provides that the Association may set fine amounts on a case-by-case basis, provided the fine is reasonable in light of the nature, frequency, and effects of the violation; and

WHEREAS, the Fining Policy and amendment heretofore adopted provides that the Association may establish a schedule of fines for certain types of violations; and

WHEREAS, there is a need to update the fines schedule for the equitable uniform enforcement of the provisions of the Declaration and other Association Dedicatory Instruments; and

NOW THEREFORE, BE IT RESOLVED, that the Association, acting through its Board of Directors hereby adopts the following amended schedule of fines:

**SCHEDULE OF FINES FOR VIOLATIONS OF THE
DECLARATION OF THE CONDOMINIUMS AT STERLING GREEN
AND OTHER ASSOCIATION DEDICATORY INSTRUMENTS**

All fines will be levied in accordance with the Association's Fining Policy and in the amounts set forth herein:

Ongoing or Continuous Violations..... \$500.00 per month

Sporadic or Periodic Violations:

First Offense..... \$250.00 per violation

Second Offense..... \$375.00 per violation

Third Offense..... \$500.00 per violation

The Association is hereby authorized to impose lesser fines, or no fine at all, and any decision shall not result in the waiver of provisions hereof.

This Resolution Adopting Amended Fine Schedule was adopted by the Board of Directors on the 17 day of NOVEMBER, 2021.

**HOMEOWNERS ASSOCIATION OF
STERLING GREEN, INC.**

By: *Helen Wilson*

Name:

Helen Wilson

Title:

President

STATE OF TEXAS

COUNTY OF

Montgomery

Before me, the undersigned authority, on this day personally appeared Helen Wilson, President of Homeowners Association of Sterling Green, Inc., a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

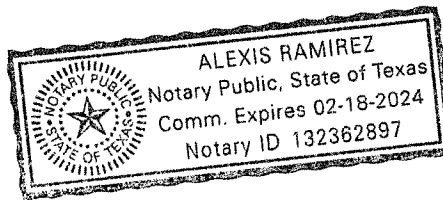
Given under my hand and seal of office this 17 day of November 2021.

A. Ramirez
Notary Public, State of Texas

After Recording, Return To:

ESG | SEARS
BENNETT
& GERDES, LLP

6548 GREATWOOD PKWY.
SUGAR LAND, TX 77479



E-FILED FOR RECORD

11/19/2021 09:37AM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number sequence on the date and time stamped herein by me and was duly e-RECORDED in the Official Public Records of Montgomery County, Texas.

11/19/2021



County Clerk
Montgomery County, Texas