

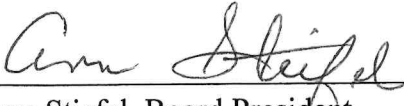
**VILLAS AT NEWPORT COMMUNITY ASSOCIATION
DEED RESTRICTION ENFORCEMENT
PROCEDURES
EFFECTIVE December 12, 2023**

1. Inspections will be performed every week, weather permitting.
2. When a violation is noted, a first letter will be sent to the homeowner notifying them of the violation requesting the cure for same.
3. If the violation still exists on the second inspection, a second letter will be sent to the homeowner as required by Section 209 of Texas property law, giving the homeowner forty-five (45) days to either cure the violation or file an appeal with the Board of Directors. A picture of the violation will be included in this letter
4. Upon the expiration of the forty-five (45) day period, a final inspection of the property will be performed. If the violation still exists and the homeowner has not contacted management to resolve the issues, or requested a hearing before the Board of Directors, management will either file enforcement proceedings in small claims Court or send the file to the association's attorney for enforcement.

ADDITIONAL CHARGES TO HOMEOWNER

1. When the second letter is sent the homeowner will be charged an administrative fee of \$50.00 to cover the cost of the picture and special postage.
2. Prior to sending the file to the association's attorney or filing a lawsuit in JP Court, an ownership search will be performed, and a fee of \$75 fee will be charged to the homeowner's account.
3. When a lawsuit is filed in JP Court, the fine allowed under Section 202.004(c) of the Texas Property Code shall be \$50 per day from the date of the violation, provided said amount does not exceed the jurisdictional limits of the Court.
4. When the file is sent to the association's attorney, the homeowner will be charged the attorney fees billed the association by the attorney, plus all court costs and incidental collection fees.

This policy was adopted by the Board of Directors at its regularly scheduled meeting on December 12, 2023..



Ann Stiefel, Board President

FILED FOR RECORD

2:04:55 PM

Monday, February 5, 2024



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

Monday, February 5, 2024



COUNTY CLERK
HARRIS COUNTY, TEXAS

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AFFIT
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RP-2024-40072
02/05/2024 RP2 \$29.00

AFFIDAVIT FOR THE FILING OF DEDICATORY INSTRUMENTS

THE STATE OF TEXAS

COUNTY OF HARRIS

WHEREAS, SECTION 202.006 of Title 11 of the Texas Property Code requires that a property owner's association file its dedicatory instruments in the real property records of the county in which the property is located, and

WHEREAS, Villas at Newport Community Association (the "Association") is a property owner's association as the term is defined in Title 11 of the Texas Property Code.

NOW, THEREFORE, true copy of the following dedicatory instrument of Villas at Newport Community Association adopted December 12, 2023 is attached hereto, including:

DEED RESTRICTION PROCEDURES

FURTHER, other dedicatory instruments of Villas at Newport Community Association have already been filed in the public records of Harris County.

107
1005

Carol Jones, Manager

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Carol Jones, whose position is Manager for Villas at Newport Community Association, known to me personally to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed same for the purposes and in the capacity therein expressed.

SUBSCRIBED AND SWORN TO BEFORE ME on this 2nd day of February, 2024.



Notary Public for the State of Texas

Return to:
Villas at Newport Community Association
P.O. Box 1362
Crosby, Texas 77532

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