

**NOTICE OF FILING FOR  
LAWLER PARK HOMEOWNERS' ASSOCIATION, INC.**

STATE OF TEXAS           §  
  §  
COUNTY OF COLLIN       §

Notice is hereby given to all persons with any interest in or claim to any parts of the property within the jurisdiction of Lawler Park Homeowners' Association, Inc. that said property is subject to the following Resolution & Enforcement and Fining Policy attached hereto as Exhibit A and incorporated herein for all purposes.

Thus signed and certified this 1<sup>st</sup> day of November, 2017.



Adrian R. Coronado  
Pulman, Cappuccio, Pullen, Benson & Jones, LLP  
2161 NW Military Hwy, Suite 400  
San Antonio, Texas 78213

Legal Counsel for Lawler Park Homeowners' Association, Inc.

STATE OF TEXAS           §  
  §  
COUNTY OF BEXAR       §

On this 1st day of November, 2017, before me, the undersigned notary public, personally appeared Adrian R. Coronado, known to me to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes set forth therein.

\_\_\_\_\_  
Notary Public, State of Texas

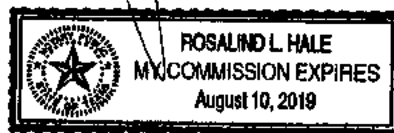


EXHIBIT A

RESOLUTION & ENFORCEMENT AND FINING POLICY

[ON FOLLOWING PAGES]

**RESOLUTION OF THE BOARD OF DIRECTORS  
OF LAWLER PARK HOMEOWNERS' ASSOCIATION, INC.**

WHEREAS, Lawler Park is a planned unit development located in Collin County, Texas (“**Subdivision**”);

WHEREAS, LAWLER PARK HOMEOWNERS' ASSOCIATION, INC., a Texas nonprofit corporation (the “**Association**”) is charged with administering and enforcing that certain Declaration of Covenants, Conditions and Restrictions for Lawler Park Homeowners' Association, Inc., recorded on or about August 22, 2012 as Document # 20120822001048730 of the Official Public Records of Collin County, Texas (the “**Original Declaration**”), as supplemented by that certain: (i) Supplementary Declaration (Annexing Arbor Phase 2) recorded on or about July 16, 2013 as Document # 20130716000990320 of the Official Public Records of Collin County, Texas (the “**Arbor Phase 2 Declaration**”); (ii) Supplementary Declaration (Annexing Crossing Phase 2) recorded on or about July 22, 2013 as Document # 20130722001024500 of the Official Public Records of Collin County, Texas (the “**Crossing Phase 2 Declaration**”) (collectively, as may be further amended and/or supplemented, the “**Declaration**”);

WHEREAS, the Subdivision is subject to those certain Bylaws of Lawler Park Homeowners' Association, Inc., recorded on August 22, 2012 as Document # 20120822001048740 of the Official Public Records of Collin County, Texas (the “**Bylaws**”);

WHEREAS, pursuant to Article IV of the Original Declaration, Article IV of the Arbor Phase 2 Declaration, and Article IV of the Crossing Phase 2 Declaration, the Association has the power to adopt rules and regulations concerning the operation of the Association and to enforce the Declaration;

WHEREAS, pursuant to Article V, Section 5.01 of the Bylaws, the Association has the power to enforce the terms and provisions of the Declaration, certificate of formation, Bylaws, and rules (collectively, as may be amended and/or supplemented, the “**Governing Documents**”); and

WHEREAS, pursuant to Article V, Section 5.01 of the Bylaws, the Association has the power to promulgate and enforce the Association rules, which may include establishing a system of fines and/or penalties.


NOW, THEREFORE, BE IT RESOLVED, that the Association hereby adopts the Enforcement and Fining Policy attached hereto and incorporated herein for all purposes as Exhibit A.

[SIGNATURE PAGE(S) TO FOLLOW]

EXECUTED AND EFFECTIVE this 26 day of October, 2017.

**ASSOCIATION:**

LAWLER PARK HOMEOWNERS' ASSOCIATION, INC.,  
a Texas, nonprofit corporation

By:   
Lawler Park HOA President

**CERTIFICATION:**

I, as Secretary of the Association, hereby certify that the Board of Directors of the Association voted to adopt this Resolution.

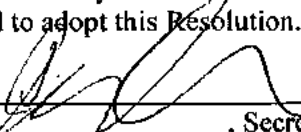
By: , Secretary

EXHIBIT A

ENFORCEMENT AND FINING POLICY

[ON FOLLOWING PAGES]

**ENFORCEMENT AND FINING POLICY**

STATE OF TEXAS           §  
  §  
COUNTY OF COLLIN       §

WHEREAS, Lawler Park is a planned unit development located in Collin County, Texas (“**Subdivision**”);

WHEREAS, LAWLER PARK HOMEOWNERS’ ASSOCIATION, INC., a Texas nonprofit corporation (the “**Association**”) is charged with administering and enforcing that certain Declaration of Covenants, Conditions and Restrictions for Lawler Park Homeowners’ Association, Inc., recorded on or about August 22, 2012 as Document # 20120822001048730 of the Official Public Records of Collin County, Texas (the “**Original Declaration**”), as supplemented by that certain: (i) Supplementary Declaration (Annexing Arbor Phase 2) recorded on or about July 16, 2013 as Document # 20130716000990320 of the Official Public Records of Collin County, Texas (the “**Arbor Phase 2 Declaration**”); (ii) Supplementary Declaration (Annexing Crossing Phase 2) recorded on or about July 22, 2013 as Document # 20130722001024500 of the Official Public Records of Collin County, Texas (the “**Crossing Phase 2 Declaration**”) (collectively, as may be further amended and/or supplemented, the “**Declaration**”);

WHEREAS, the Subdivision is subject to those certain Bylaws of Lawler Park Homeowners’ Association, Inc., recorded on August 22, 2012 as Document # 20120822001048740 of the Official Public Records of Collin County, Texas (the “**Bylaws**”);

WHEREAS, pursuant to Article IV of the Original Declaration, Article IV of the Arbor Phase 2 Declaration, and Article IV of the Crossing Phase 2 Declaration, the Association has the power to adopt rules and regulations concerning the operation of the Association and to enforce the Declaration;

WHEREAS, pursuant to Article V, Section 5.01 of the Bylaws, the Association has the power to enforce the terms and provisions of the Declaration, certificate of formation, Bylaws, and rules (collectively, as may be amended and/or supplemented, the “**Governing Documents**”); and

WHEREAS, pursuant to Article V, Section 5.01 of the Bylaws, the Association has the power to promulgate and enforce the Association rules, which may include establishing a system of fines and/or penalties.

NOW, THEREFORE, the Association has duly adopted this Enforcement and Fining Policy (the “**Policy**”):

I. Enforcement. Upon a violation of the Governing Documents (each a “**Violation**”), the Association may use any or all means of enforcement available to it pursuant to the Declaration, at law, or in equity.

2. Non-Exclusive Remedies. Any penalty provided herein will not be construed to be an exclusive remedy, and may be in addition to all other rights and remedies to which the Association may otherwise be entitled.

3. Violation by Resident, Tenant, Guest, or Agent. A Violation by a resident, tenant, guest, or agent of the owner may be treated as a Violation of the owner of the property. All amounts incurred by the Association to cure Violations may be billed to the owner.

4. Violation Notice Policy. The Association may follow the following notice schedule before a fine is levied for a curable Violation:

- a. **Courtesy Notice.** After a Violation, the Association may send a courtesy notice and allow a violator fifteen (15) days to cure the Violation. No appeal is available upon this notice.
- b. **Second Notice.** If the Violation noted in the courtesy notice is not cured within the fifteen (15) day period set forth therein, a second notice may be sent allowing a violator fifteen (15) or more days to correct the Violation, as deemed necessary by the Board of Directors. No appeal is available upon this notice.
- c. **Final Notice.** If the Violation noted in the Second Notice is not cured within the period set forth therein, a final notice may be sent in accordance with Texas Property Code Section 209.006 which will set forth the violator's opportunity to request a hearing to be held in accordance with Texas Property Code Section 209.007. If a hearing is requested, no further action will be taken until such hearing is concluded.
- d. **Fine.** If the Violation noted in the final notice is not cured within the period set forth therein, a fine may be added to violator's account, and/or the Association may enforce the Violation by any means set forth in the Declaration. Notwithstanding the foregoing, if a hearing is held, and the Board of Directors or hearing committee takes no action, the violator shall have fifteen (15) days from such hearing to cure the Violation to avoid the above-discussed fine and/or enforcement.

Notwithstanding anything herein to the contrary, the Board of Directors may choose to fine after sending only the final notice in compliance with applicable law. Further, the Association is not required to send a final notice or any notice to a violator who has been fined for similar conduct in the preceding six (6) months before fining.

5. Fine Schedule. Fines shall be \$100.00 for each violation along with an additional \$25.00 per day until such Violation has been cured.

6. Waiver. The Board of Directors in its sole and absolute discretion, reserves the right to implement or not implement any Violation enforcement.

7. Amendment or Termination. This Policy may be amended or terminated from time to time at the discretion of the Board of Directors.

8. Terms. All capitalized terms undefined in this Policy shall have the same meanings herein as are prescribed to them in the Declaration.

9. Effective. This Policy is effective upon recordation in the Official Public Records of Real Property of Collin County, Texas and amends and restates any policies regarding the subject matter hereof. Except as affected by this Policy, all other provisions contained in the Declaration and/or any other dedicatory instruments of the Association shall remain in full force and effect.

[SIGNATURE PAGE TO FOLLOW]



EXECUTED this 26 day of October, 2017.

**ASSOCIATION:**

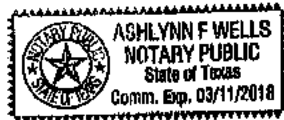
LAWLER PARK HOMEOWNERS' ASSOCIATION, INC.,  
a Texas nonprofit corporation

By: [Signature]  
Name: Vamsi K. Kotva  
Title: Lawler Park HOA President

STATE OF TEXAS           §  
  §  
COUNTY OF Collin   §

On this 26<sup>th</sup> day of October, 2017, before me, the undersigned notary public, personally appeared Vamsi Kotva, President of LAWLER PARK HOMEOWNERS' ASSOCIATION, INC., a Texas nonprofit corporation known to me to be the person whose name is subscribed to the within instrument, and acknowledged that she or he executed the same for the purposes and consideration set forth therein.

[Signature]  
Notary Public, in and for the State of Texas



Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
11/01/2017 03:07:44 PM  
\$58.00 SCAPELA  
20171101001463030



[Signature]