



DOC#
07878

Canyon Park Property Owners Association

PO Box 1735
Onalaska, TX 77360
(936) 646-4445

canyonparkpoa2020@gmail.com

Canyon Park Property Owners Association Deed Restriction Violation Fines

The following are Deed Restriction Violation Fines voted on by the Canyon Park Property Owners Association and passed with the proper quorum requirements per the Canyon Park Bylaws. Deed restriction violations are categorized and defined as:

- "Any restriction contained in the 'Subdivision Restrictions and Reservations for Canyon Park, A Rural Subdivision' recorded instrument that is not adhered to by the current occupant and/or property owner".

Fines are incurred for not adhering to and following set deed restrictions voted on by "the majority" of the property owners. Fines may be issued as well as administrative fees in accordance with the "Administrative Fee Assessments" filed instrument.

This instrument is effective upon filing with the County Clerk office of Polk County, Texas.

This dated recorded instrument supersedes any prior dated CPPOA Deed Restriction Violation Fines recorded instrument(s).

| Violation Category | Fine Amount |
|--|-------------|
| First Violation – Provides adequate time for action to be taken and/or violation to be corrected. Time frame for corrections are normally 30 days from the postmark date of the violation letter, but maybe changed on an individual basis at the Boards discretion. Changes to any time frames shall be noted on the letter to provide proper notification. | \$ 0.00 |
| Second Violation (same offense) – Provides time for action to be taken and/or violation to be corrected. Time frame for corrections are normally 30 days from the postmark date of the violation letter, but maybe changed on an individual basis at the Boards discretion. Changes to any time frames shall be noted on the letter to provide proper notification. These violations can also incur administrative fees in accordance with the "Administrative Fee Assessments" filed instrument. | \$ 50.00 |
| Third Violation (same offense) – Provides time for action to be taken and/or violation to be corrected. Time frame for corrections are normally 30 days from the postmark date of the violation letter, but maybe changed on an individual basis at the Boards discretion. Changes to any time frames shall be noted on the letter to provide proper notification. These violations can also incur administrative fees in accordance with the "Administrative Fee Assessments" filed instrument. | \$ 100.00 |
| Fourth Violation (same offense) – Certified letter provided. Time frame for corrections has expired. If no action has been made to correct such violation after 4 attempts, the presiding Board Members will examine the evidence on a case-by-case basis. Liens and/or legal actions may be imposed, and the violator shall be responsible for all costs associated with these actions. The Board also may impose a continuous monthly fee of \$150.00 until such violation is corrected. These violations can also incur administrative fees in accordance with the "Administrative Fee Assessments" filed instrument. | \$ 150.00 |
| If a new violation occurs during this period, it will be viewed as a new item and be subject to new violation fines. It is the responsibility of the property owner to request a meeting/hearing with the POA Board Members to resolve issues regarding violations and fines. If the property owner agrees with the decision made by a majority of the CPPOA Board, then the property owner will receive an outline of the agreement and will adhere to the obligations set forth within the agreement or further can/will be pursued by the CPPOA Board. | |



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Signed this 21 day of Aug 2023.

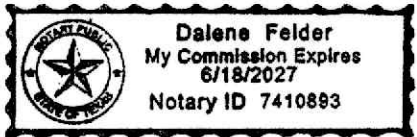
Robert Simard, President
Canyon Park Property Owner's Association

STATE OF TEXAS

COUNTY OF POLK

This instrument was acknowledged before me by the President of the Canyon Park Property Owner's Association.

Dalene Felder,
Notary Public, State of Texas



FILED FOR RECORD
Aug 24 2023 02:41:30
Schelana Hock
SCHELANA HOCK
POLK COUNTY CLERK



STATE OF TEXAS • COUNTY OF POLK
I, SCHELANA HOCK hereby certify that the instrument was FILED
in the file number sequence on the date and at the same time stamped
heron by me and was duly RECORDED in the Official Public Records
in Volume and Page of the named RECORDS OF Polk County, Texas
as stamped heron by me.

Schelana Hock
COUNTY CLERK
POLK COUNTY, TEXAS
Aug 24, 2023