

REVISED RESOLUTION OF THE BOARD OF DIRECTORS OF GUILBEAU PARK OWNERS ASSOCIATION, INC. REGARDING ASSESSMENT OF FINES FOR VIOLATIONS OF RESTRICTIVE COVENANTS

STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS: COUNTY OF BEXAR §

Guilbeau Park Owners Association is an association of property owners organized pursuant to the Declaration of Restrictive Covenants and Conditions of Guilbeau Park, Unit II, executed on April 3, 1984, recorded in Volume 3127, Page 690 and re-recorded in Volume 3894. Page 1223, Official Public Records of Real Property of Bexar County, Texas, as amended by the Supplemental Declaration of Restrictive Covenants and Conditions of Guilbeau Park, Unit III, executed on September 5, 1984, recorded in Volume 3232, Page 1537, Official Public Records of Real Property of Bexar County, Texas, as amended by the Amendment to Declaration of Restrictive Covenants and Conditions of Guilbeau Park, Units 2 and 3, executed on May 20, 1985, recorded in Volume 3409, Page 1384, Official Public Records of Real Property of Bexar County, Texas, as amended (hereinafter referred to as "the Declaration").

Now be it resolved that in a duly called meeting of the Board of Directors on October 5, 2017 that the Board agreed to the following schedule of fines for violations of the Association's dedicatory instruments:

Violations of the Declarations, By-Laws and Rules and Regulations will result in the assessment of fines if violation(s) are not rectified.

For the first violation by an Owner or his tenant of any restrictions or rule, the property OWNER of record will be sent a letter of infraction (warning) describing the violation or damage, a description of the curative measures that must be taken to avoid a fine, and the time frame within which to correct the infraction i.e., 5, 10 or 30 days.

- a. A second notice will be sent if the infraction has not been cured within the allotted time and a fine of \$25.00 will be assessed.
b. A third notice will be sent if the infraction is not cured within 30 days of the second notice and an additional \$50.00 fine will be assessed.
c. A fourth notice will be sent if the infraction is not cured within 30 days of the third notice and an additional \$100.00 fine will be assessed.
d. Violations for like kind infractions within a six (6) month period will automatically incur a fine of \$100.00.

e. After a homeowner receives fines totaling \$175.00 the homeowner may be turned over to an attorney for disposition of the infraction/fine and the homeowners will be responsible for any and all legal fees.

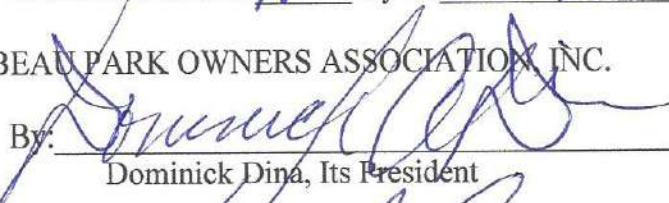
Right to Hearing. An owner or resident of a Living Unit who receives a notice of a breach of the Declaration, Bylaws or Rules may request, in writing, within 30 days from the date of the notice, a hearing before the board regarding the violation. The board will schedule a hearing within 30 (thirty) days of receiving the owner's written request. At the hearing, the board will consider the facts and circumstances surrounding the violation. The owner may attend the hearing in person, or may be represented by another person or written communication.

- a. If a hearing is requested and conducted, and the Board determines that the Owner should be fined, the Owner shall pay the fine within 10 days of the decision of the Board or within 30 days of the date of notice, whichever is latest; or
- b. If the Board determines that there are extenuating circumstances concerning the violation, it may, in its sole and absolute discretion, waive the fine, enter into a payment agreement, or enter into any other agreement with the property owner as it deems necessary and appropriate; or
- c. If the Board finds that no violation occurred, no fine will be levied.

By their signatures below the President and Secretary of the Association certify that the foregoing was approved by the Board of Directors of the Association at a duly-called meeting of the Board of Directors at which a quorum of Directors was present, or by signed, unanimous written consent in lieu of a meeting.

Thus executed this 12th day of October, 2017.

GUILBEAU PARK OWNERS ASSOCIATION, INC.

By: 

Dominick Dina, Its President

ATTEST:

By: 

Hans Anderson, Its Secretary

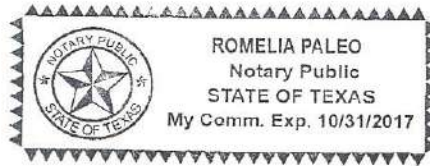
STATE OF TEXAS §
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COUNTY OF BEXAR §

I hereby certify that the foregoing instrument was acknowledged before me, the undersigned Notary, by Dominick Dina, President, Guilbeau Park Owners Association, Inc., on the date of the execution set forth above.

Romelia Paleo

Notary Public, State of Texas

STATE OF TEXAS §
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COUNTY OF BEXAR §



I hereby certify that the foregoing instrument was acknowledged before me, the undersigned Notary, by Hans Anderson, Secretary, Guilbeau Park Owners Association, Inc., on the date of execution set forth above.

Romelia Paleo

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Guilbeau Park Owners Assoc.
C/O MGM Realty Services
11844 Bandera Rd., #508
Helotes, TX 78023



Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law STATE OF TEXAS, COUNTY OF BEXAR
I hereby Certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

OCT 13 2017

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Gerard C. Rickhoff
COUNTY CLERK BEXAR COUNTY, TEXAS

Doc# 20170203367 Fees: \$34.00
10/13/2017 9:54AM # Pages 3
Filed & Recorded in the Official
Public Records of BEXAR COUNTY
GERARD C. RICKHOFF COUNTY CLERK