

CODE ENFORCEMENT POLICY

STATE OF TEXAS

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KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF DENTON

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WHEREAS the Wellington of Flower Mound Residential Association, Inc. (“Association”) is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the various sections of the community (referred to collectively as “Declarations”); and

WHEREAS, the *Master Declaration of Covenants, Conditions, and Restrictions for Wetherstone*, was filed on January 11, 1993, as Instrument No. 1744, and recorded in Volume 3423, Pages 200 et seq. of the Real Property Records of Denton County, Texas, and said document was amended by that certain *Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Wellington of Flower Mound*, dated January 16, 1995 and files on February 1, 1995, as Instrument No. 6513 in the Real Property Records of Denton County, Texas, together with each and every amendment and supplement thereto (hereinafter referred to as the “Declaration”); and

WHEREAS, the Board of Directors (“Board”) of the Association desires to establish a policy for code enforcement and to provide clear and definitive guidance to property owners.

NOW, THEREFORE, the Board has duly adopted the following *Code Enforcement Policy*.

Violations of the CCR’s (code violations and architectural control non-compliance) are communicated in the following manner:

1. Homeowners with a violation/non-compliance issue on their property will be mailed via USPS a notification(s) from the Association. The notification may come in the form of a compliance notice, notice of violation (NOV) and/or TROPA* notification.

* TROPA – Texas state law requires the HOA to send a certified TROPA (Texas Residential Property Owners Protection Act) letter to the property owner. The cost to process this certified letter (\$15) will be billed to the homeowner’s account. Upon receipt of the letter, the homeowner has the legal right to request (in writing) a hearing with the Board of Directors on or before the 30th day after receipt of the TROPA letter.

2. If the issue remains unresolved, the homeowner will receive notification that non-compliance fees will begin to be assessed to their homeowner’s account based upon an established fee schedule. Non-compliance fees will continue to be assessed until the issue is resolved or the issue is forwarded to the Association’s attorney for legal remedy.

3. The issue will be forwarded to the Association’s attorney for any available legal remedy. At this point in time, legal fees will begin to accumulate and will be the responsibility of the homeowner and billed to the homeowner’s account.

At any point during the above process, the resident is encouraged to contact the Association’s office to discuss the issue and any extenuating circumstances that may apply.