

The Club at Wells Point

OWNERS ASSOCIATION, INC. DEED RESTRICTION VIOLATION FINE POLICY

In an attempt to improve the marketability of our homes and to recover a portion of the costs associated with management fees for deed restriction violations in The Club at Wells Point, the Association Board has approved a fine policy for deed restriction violations.

The fine for deed restriction violations will be \$50 per violation within a six-month period, starting with the 3rd occurrence for the same violation. The first two notice letters will be reminders for the homeowner to cure the violation on his/her property. The 3rd notice letter and beyond in a six-month period will state that a \$50 fine per has been assessed for the same recurring violation. All subsequent violations after the 3rd notice and within the six-month period will result in an additional \$50 fine per occurrence. All violations must be cured within 14 days, unless an exception has been provided by the Board or Architectural Committee via the Property Management company.

The fine will be charged against the homeowner's account and will be billed through Prism Realty Management. Charges resulting from fines will be billed to the homeowner in the next billing cycle and will be due within that billing cycle or will be subject to the normal late payment fees of the association.

Payments made to the Association in care of the management company will be applied to deed restriction violation related fines and their late charges before being applied to the normal association assessments. All proceeds of the fine will be added to the budget/monies of The Club at Wells Point Owners Association to be used as the Association Board deems necessary. The Association Board reserves the right to cancel or credit any fine charged.

Any homeowner of The Club at Wells Point may contact Brett McAnally to inquire about the fine they have been assessed. Homeowners may also request a hearing before the Association Board to appeal the fine they have been assessed. This request must be submitted in writing to Prism Realty Management. Contact information: Brett McAnally, Prism Realty Management, 201 S. Lakeline Blvd #504, Cedar Park, TX 78613, 512-676-5842 (office) or Info@prismrp.com (email).