



**Villages Homeowners' Association, Inc.**  
18271 Singingwood Lane Flint, TX 75762 903-534-9060

**By action of the VHOA Board of Directors with an affirmative vote on December 19, 2023 and in accordance with Texas House Bill No. 614, Section 209.0061 (effective January 1, 2024), the Villages Homeowners' Association Board of Directors has approved the following Fine Schedule for violations of VHOA Restrictions and Covenants (R&C) by VHOA members.**

## **Restrictions and Covenants Fine Schedule**

Property owners with R&C violations will receive a courtesy letter from The VHOA reminding them of the VHOA Restrictions and Covenants along with a description of their violation(s). In addition, property owners will be asked to rectify the specific R&C violation(s) by a specified date.

Property owners who do **not** rectify violations, per the specific date on the courtesy letter, will receive a second **certified** letter requesting rectification of their violation(s). The certified letter will provide the following information:

- Property owners will be instructed to rectify R&C violation(s) by XX days of the date of the certified letter.
- For each R&C violation not rectified per the instructions on the certified letter, a fine will be levied against the property for outstanding violation(s).
- An explanation of VHOA property owner rights to request a hearing with the VHOA Board of Directors.

Property owners who fail to correct their property R&C violation(s) will receive a third and final letter from the VHOA with the following information:

- A lien will be placed against the property which will include, but not limited to:
  - attorney fees
  - collection fees
  - all unpaid fines specified in the second VHOA (certified) letter
  - all associated expenses

## **Fine Schedule**

### **VIOLATION(S) RELATED TO LEASED LOTS (INCLUDING SHORT TERM/MID TERM RENTALS)**

Initial Fine: Minimum of \$200.00 with 30 days to cure the violation. An additional fine of \$200.00 per day for every day of non-compliance after notice has been given.

### **FAILURE TO GAIN APPROVAL FROM THE ARCHITECTURAL CONTROL COMMITTEE FOR ANY PROPERTY/LOT IMPROVEMENTS**

Initial Fine: Minimum of \$150.00 with 14 days to cure the violation. An additional fine of \$150.00 per month for every month of non-compliance after notice has been given.

**FAILURE TO FOLLOW ARCHITECTURAL CONTROL COMMITTEE APPROVED PLANS FOR A PROJECT**

Initial Fine: Minimum of \$150.00 with 14 days to cure the violation. An additional fine of \$150.00 per month for every month of non-compliance after notice has been given.

**UNAPPROVED LOT CLEARING; OR REMOVAL OF SOIL/TREES FOR COMMERCIAL USE**

Initial Fine: Minimum of \$1,000.00. The nature of this violation is not curable.

**UNAUTHORIZED REMOVAL OF TREE(S) OVER 4" IN DIAMETER**

Initial Fine: Minimum of \$500.00 for each tree. The nature of this violation is not curable.

**IMPEDED OR ALTERED NATURAL SURFACE WATER FLOW**

Initial Fine: Minimum of \$150.00 with 14 days to cure the violation. An additional fine of \$150.00 per month for every month of non-compliance after notice has been given.

**DAMAGE TO COMMON AREAS**

INITIAL FINE: Minimum of \$150.00 with 7 days to cure the violation. An additional fine of \$150.00 per month for every month of non-compliance after notice has been given.

**VIOLATION(S) DUE TO LACK OF EXTERIOR MAINTENANCE**

Initial Fine: Minimum of \$150.00 with 14 days to cure the violation. An additional fine of \$150.00 per month for every month of non-compliance after notice has been given.

**VIOLATION(S) DUE TO SANITATION AND/OR UNSIGHTLY OBJECTS**

Initial Fine: Minimum of \$150.00 with 2 days to cure the violation. An additional fine of \$150.00 per week for every week of non-compliance after notice has been given.

**VIOLATION(S) DUE TO GARAGE STORAGE**

Initial Fine: Minimum of \$100.00 with 1 day to cure the violation. An additional fine of \$100.00 per week for every week of non-compliance after notice has been given.

**VIOLATION(S) DUE TO UNUSED VEHICLES**

Initial Fine: Minimum of \$150.00 with 2 days to cure the violation. An additional fine of \$150.00 per week for every week of non-compliance after notice has been given.

**VIOLATION(S) DUE TO OVERNIGHT PARKING OF VEHICLES ON STREETS**

Initial Fine: Minimum of \$150.00 with 1 day to cure the violation. An additional fine of \$25.00 per day for every day of non-compliance after notice has been given.

**VIOLATION(S) DUE TO NUSIANCES (OBNOXIOUS OR OFFENSIVE ACTIVITY)**

Initial Fine: Minimum of \$150.00 with 1 day to cure the violation. An additional fine of \$150.00 per day for every day of non-compliance after notice has been given.

**VIOLATION(S) DUE TO USE OF FIREARM(S)**

Initial Fine: Minimum of \$150.00 with 1 day to cure the violation. An additional fine of \$150.00 per day for every day of non-compliance after notice has been given.

**VIOLATION(S) RELATED TO BILLBOARDS AND SIGNS**

Initial Fine: Minimum of \$150.00 with 1 day to cure the violation. An additional fine of \$150.00 per week for every week of non-compliance after notice has been given.

**VIOLATION(S) RELATED TO RECKLESS OPERATION OF MOTORBIKES/ATV/UTV/GOLF CARTS**

Initial Fine: Minimum of \$150.00 with 1 day to cure the violation. An additional fine of \$150.00 per day for every day of non-compliance after notice has been given.

**VIOLATION(S) RELATED TO COMMERCIAL VEHICLES**

Initial Fine: Minimum of \$150.00 with 2 days to cure the violation. An additional fine of \$150.00 per week for every week of non-compliance after notice has been given.

**VIOLATION(S) RELATED TO ANIMALS**

Initial Fine: Minimum of \$250.00 with 7 days to cure the violation. An additional fine of \$250.00 per week for every week of non-compliance after notice has been given.

**VIOLATION(S) RELATED TO ANIMAL CONTROL**

Initial Fine: Minimum of \$150.00 with 1 days to cure the violation. An additional fine of \$150.00 per day for every day of non-compliance after notice has been given.

**Any other violation of the Restrictions and Covenants not specifically herein shall have a minimum initial fine of \$25.00 with a corresponding weekly fine, set by the Board of Directors, until the violation is cured.**