

**ADDITIONAL DEDICATORY INSTRUMENT**  
for  
**CHAMPIONS COLONY III MAINTENANCE ASSOCIATION, INC.**

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared **Glen Feist**, who, being first duly sworn, stated on oath the following:

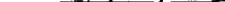
"My name is Glen Feist. I am competent and authorized to submit this affidavit on behalf of Champions Colony III Maintenance Association, Inc. The statements made herein are based upon my personal knowledge and are true and correct.

"I am the President of Champions Colony III Maintenance Association, Inc. Pursuant to Section 202.006 of the Texas Property Code, the following documents are true and correct copies of original official documents on file with the Association:

(1) **Fine Policy.”**

DATED this 1 day of February, 2024.

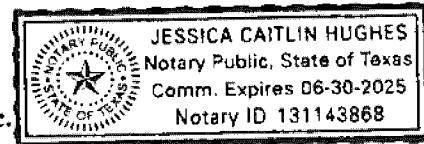
CHAMPIONS COLONY III  
MAINTENACE ASSOCIATION, INC.

By:   
Glen Feist, President

SIGNED AND SWORN BEFORE ME THIS 1<sup>st</sup> DAY OF February, 2023.

Notary Public in and for the State of Texas

Return to:  
Glen Feist, President  
**Champions Colony Maintenance Association, Inc.**  
15814 Champions Forest Drive #1012  
Spring, Texas 77379



*Champions Colony III Maintenance Association, Inc.*  
*Fine Policy*

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**CHAMPIONS COLONY III MAINTENANCE ASSOCIATION, INC.**

**RESOLUTION**

WHEREAS, Champions Colony III Maintenance Association, Inc. (the “Association”) is the governing body for the Champions Colony III subdivision of Harris County, Texas (the “Subdivision”);

WHEREAS, the Subdivision is subject to the Restrictions, Champions Colony III, filed of record at **File No. F181356/Film Code No. 167-19-1042** in the Real Property Records of Harris County, Texas; the Amendment to Restrictions, Champions Colony III, filed of record at **File No. F515406/Film Code No. 189-17-0135** in the Real Property Records of Harris County, Texas; the First Amendment to Deed Restrictions of Champions Colony III Subdivision, filed of record at **File No. H147685/Film Code No. 195-94-1961** in the Real Property Records of Harris County, Texas; and the Third Amendment to Restrictions, Champions Colony III, filed of record at **File No. RP-2023-481217** in the Real Property Records of Harris County, Texas (collectively, the “Restrictions”);

WHEREAS, the Restrictions empower the Association, acting through its Board of Directors, to, *inter alia*, impose fines to enforce the Restrictions and other governing documents of the Association; and

WHEREAS, in accordance with the Restrictions and Section 209.0061 of the Texas Property Code, a quorum of the Board of Directors met and voted to enact a Fine Policy for the Subdivision;

NOW, THEREFORE, pursuant to the authority granted to the Board of Directors, the following Policy is hereby enacted:

**CHAMPIONS COLONY III MAINTENANCE ASSOCIATION, INC.**  
**FINE POLICY**

1. The Association, acting through its Board of Directors, reserves the right to issue a fine to any Owner for a violation of the Restrictions, Architectural Control Committee Guidelines, any amendments thereto, and any other written and recorded rule, policy, or procedure of the Association (collectively, the “Governing Documents”), by an Owner and/or such Owner’s tenant(s), guest(s), and/or invitee(s). The issuance of a fine shall not preclude the Association from pursuing other means of enforcement, including seeking judicial remedies.

**Notice of Violation & Opportunity to Cure**

2. Unless the Owner was given notice and a reasonable opportunity to cure a similar violation in the preceding six months, before the Association may levy a fine for a violation of the

Governing Documents, it shall provide written notice to the Owner(s) by certified mail to the Owner's last known address as shown on the Association's records.

3. The notice shall: (a) describe the violation; (b) state the amount of the fine; and (c) provide the date by which the Owner(s) must cure the violation in order to avoid the fine if the violation is of a curable nature and does not pose a threat to public health or safety.

4. A violation is considered uncurable if the violation has occurred but is not a continuance action or a condition capable of being remedied by affirmative action. The non-repetition of a one-time violation or other violation that is not ongoing is not considered an adequate remedy. Examples of acts considered uncurable include shooting fireworks; an act constituting a threat to health or safety; a noise violation that is not ongoing; property damage, including the removal or alteration of landscape; and holding an event prohibited by the Governing Documents. Acts considered curable include a parking violation; a maintenance violation; the failure to construct improvements or modifications in accordance with approved plans and specifications; and an ongoing noise violation such as a barking dog. A violation is considered a threat to public health or safety if the violation could materially affect the physical health or safety of an ordinary resident.

5. The notice described in Paragraph No. 3 shall also advise the Owner(s) that: (a) s/he may, no later than the 30th day after the date of the notice, request a hearing before the Board of Directors to discuss and verify facts and resolve the dispute; and (b) that s/he may have special rights or relief related to the enforcement action under federal law, including the Servicemembers Civil Relief Act if the Owner is serving on active military duty.

6. Notwithstanding the foregoing, an Owner may not be afforded notice of her/his violation and the right to request a hearing if the Association files a lawsuit seeking a temporary restraining order or temporary injunctive relief to address the Owner's violation(s).

### Violation Hearings

7. If an Owner requests a hearing to discuss her/his violation(s), the hearing shall be held no later than the 30th day after the date the Association receives the Owner's request for a hearing. The Association shall notify the Owner of the date, time, and place of the hearing no later than the 10th day before the date of the hearing. The hearing may be held electronically at the election of the Board of Directors; the meeting may be audio recorded. The Board or the Owner may request a postponement which, if requested, shall be granted for a period of not more than 10 days. Additional postponements may be granted by agreement of the parties.

8. Not later than 10 days before the Association holds a hearing to address an Owner's violation(s), the Association shall provide to the Owner a packet containing all documents, photographs, and communications relating to the matter the Association intends to introduce at the hearing. If the Association fails to provide the packet on time, the Owner shall be entitled to an automatic 15-day postponement of the hearing.

9. During the hearing, a member of the Board of Directors or the Association's designated representative shall first present the Association's case against the Owner. An Owner or the Owner's designated representative is then entitled to present the Owner's information and issues relevant to the dispute. The Board of Directors may then vote to affirm, amend, or nullify the violation and any resulting fine.

**Fines**

**FINE SCHEDULE**

VIOLATION	FIRST OFFENSE	SECOND OFFENSE
Non-Single Family Residential Use	\$50.00/day	\$100.00/day
Unapproved Improvements/ Construction	\$50.00/day	\$100.00/day
Minimum Lease Terms/ Short-Term Rentals	\$100.00/day	\$200.00/day
Parking Violations/ Unauthorized Vehicles	\$25.00/day	\$50.00/day
Maintenance/Landscaping Violations	\$25.00/day	\$50.00/day
Trash/Refuse/ Abandoned Items/Pets/ Pet Waste	\$25.00	\$50.00
Noise/Odors	\$50.00	\$100.00
Sign Violations	\$25.00/day	\$50.00/day
Other Noxious or Offensive Activity	\$25.00	\$50.00

10. The Board of Directors reserves the authority to levy a fine that varies from the Fine Schedule on a case-by-case basis.

11. The Association is also entitled to seek recovery of reasonable attorney's fees and other costs incurred by the Association related to the enforcement action as provided by Section 209.008 of the Texas Property Code.

Nothing herein is intended to amend, alter, or repeal the Restrictions or any other governing document of the Association except as specifically provided herein.

IN WITNESS WHEREOF, I certify under penalty of perjury that the foregoing Fine Policy was properly adopted on the 12th day of January, 2024, in accordance with the governing documents of Champions Colony III Maintenance Association, Inc., and Texas law, by

a vote of a majority of the members of the Board of Directors, to be effective as of the date it is recorded in the Real Property Records of Harris County, Texas.



Glen Feist, President

RP-2024-38530

RP-2024-38530  
# Pages 6  
02/05/2024 08:40 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$41.00

RECORDERS MEMORANDUM  
This instrument was received and recorded electronically  
and any blackouts, additions or changes were present  
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or  
use of the described real property because of color or  
race is invalid and unenforceable under federal law.  
THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in  
File Number Sequence on the date and at the time stamped  
hereon by me; and was duly RECORDED in the Official  
Public Records of Real Property of Harris County, Texas.



*Tenesha Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS