

**VILLAGE OF EMERALD BAY HOMEOWNERS ASSOCIATION, INC.**  
**RESOLUTION NOTICE REGARDING FINES**

STATE OF TEXAS                   §  
  §  
COUNTY OF BRAZORIA         §

WHEREAS, Village of Emerald Bay Homeowners Association, Inc., a Texas nonprofit corporation (the “Association”) is the governing entity for Village of Emerald Bay, a Subdivision in Brazoria County, Texas (the “Subdivision”); and

WHEREAS, the Association is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declaration for the Subdivision; and

WHEREAS, in accordance with Declaration of Covenants, Conditions and Restrictions for Village of Emerald Bay, recorded under County Clerk’s File No. 2001043210 in the Official Public Records of Brazoria County, Texas ("Declaration"), the Board of Directors ("Board") of the Association has the authority to enforce restrictions, rules and regulations set out in the Dedicatory Instruments of the Village of Emerald Bay, including amendments thereto; and

WHEREAS, the Association has the right, pursuant to the Declaration and other Dedicatory Instruments, to levy fines for violations of the restrictions, rules and regulations set out in the Dedicatory Instruments. The fines serve as an enforcement measure to obtain correction of violations; and

WHEREAS, Section 209.0061 of the Texas Property Code includes requirements for homeowners’ associations to levy fines, including adoption of a Fine Policy which specifies the applicable fines, enforcement steps, and hearing procedures should an owner contest the levy of a fine. Said Fine Policy must be published annually; and

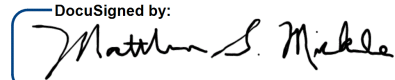
WHEREAS, the Board has determined that in connection with enforcing the restrictions, rules and regulations set out in the Dedicatory Instruments, the Association will not levy fines at this time. The Board reserves the right, at any time, to revise this Resolution Notice and adopt a Fine Policy at which time fines may be levied for violations of the restrictions, rules and regulations set out in the Dedicatory Instruments.

NOW, THEREFORE, in light of the foregoing and in compliance with the Texas Property Code, the Board hereby adopts this Resolution Notice through which the Board provides record notice to Owners that fines will not be levied by the Association at this time. This Resolution Notice in no way impacts the Board’s right to levy fines in the future upon the adoption of a Fine Policy. This Resolution Notice shall serve as notice concerning fines required pursuant to the Texas Property Code.

**CERTIFICATION**

I, the undersigned, being the President of the Village of Emerald Bay Homeowners Association, Inc. hereby certify that the foregoing Resolution Notice was adopted by at least a majority of the Village of Emerald Bay Homeowners Association, Inc.'s Board of Directors at a properly noticed, open Board meeting, at which a quorum of the Board was present.

Approved and adopted by the Board of Directors on the 30 day of January 2024.

DocuSigned by:  
  
\_\_\_\_\_  
Matthew S. Mickle, President of Village of Emerald Bay Homeowners Association, Inc.

STATE OF TEXAS           §  
  §  
COUNTY OF BRAZORIA   §

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, President of Village of Emerald Bay Homeowners Association, Inc., a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

\_\_\_\_\_  
Notary Public, State of Texas

AFTER RECORDING, RETURN TO:



6548 GREATWOOD PKWY.  
SUGAR LAND, TEXAS 77479