



**AFFIDAVIT IN COMPLIANCE WITH SECTION 202.006 OF TITLE 11 OF THE TEXAS
PROPERTY CODE - AMENDMENT TO RECORDED DOCUMENT**

SUBDIVISION: Red Oak Ranch
PROPERTY OWNERS ASSOCIATION NAME: Red Oak Ranch Property Owners' Association, Inc.
MAILING ADDRESS OF THE ASSOCIATION: Box 1827, Conroe, TX 77305
MANAGING AGENT: Shelley Coss, DBA Coss Management & Admin Services, 12658 Browning Drive, Montgomery, TX 77356.

Attached is the revised copy of the Red Oak Ranch Property Owners Association Fine Schedule. This copy replaces the version previously recorded on May 28, 2008.

The Red Oak Ranch Property Owners' Association is authorized to amend this Fine Schedule as per Section 8.10 of the subdivision's Declaration of Covenants, Conditions and Restrictions for Red Oak Ranch, Section One, File No. 248-00-0666 and Section Two, File 266-00-2535.

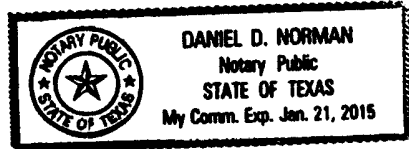
Executed by: Shelley Coss
Shelley Coss
Managing Agent of Red Oak Ranch Property Owners' Association, Inc.

This instrument was acknowledged before me on this 2 day of August,
20 11, by Shelley Coss, Managing Agent of the Red Oak Ranch Property Owners' Association, Inc.

[Signature]

Notary Public, State of Texas

Please return to: Red Oak Ranch POA, Box 1827 Conroe, TX 77305



**RESOLUTION ADOPTING FINE SCHEDULE
OF
RED OAK RANCH PROPERTY OWNERS ASSOCIATION**

(This Resolution supersedes the Resolution Adopting Fine Schedule adopted by the Board of Directors on the 25th day of March, 2008)

WHEREAS, Section 8.10 of the Declaration of Covenants, Conditions and Restrictions for Red Oak Ranch ("Declaration") empowers the Red Oak Ranch Property Owners Association ("Association") to enforce the provisions of the Declaration and to take such action as the Board of Directors deems necessary or desirable to cause such compliance; and

WHEREAS, Section 8.10 of the Declaration provides the levying and collecting of fines established in advance as a means for enforcing the provisions of the Declaration; and

WHEREAS, there is a need to establish reasonable and uniformly applied fines.

NOW, THEREFORE, BE IT RESOLVED that the Association, acting through its Board of Directors, hereby adopts the following schedule of fines to enforce the provisions of the Declaration.

**SCHEDULE OF FINES FOR VIOLATIONS OF THE DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR RED OAK RANCH**

<u>Violation Type</u>	<u>Fine (See Note below)</u>
Lot maintenance violations Sec. 3.17	\$50
Easement violations Sec. 2.04, 2.05	\$50
Building maintenance violations Sec. 3.18	\$50
Temporary structure violations Sec. 3.06	\$50
Animal husbandry violations Sec. 3.14	\$50
Offensive activities violations Sec. 3.10	\$50
Architectural Control violations Sec. 3.01, 3.02, 3.03, 3.04, 4.01	\$100
Other violations Sec. 3.05, 3.07, 3.08, 3.09, 3.11, 3.12, 3.13, 3.15, 3.16, 3.19	\$50

Note:

All fines are per month and beginning the 3rd month will increase \$50 per month for all subsequent months that the fine is in effect (e.g. \$50 first month, \$50 second month, \$100 third month, \$150 fourth month, etc.) The maximum monthly fine for a continuing violation will be five (5) times the initial monthly fine (i.e. an initial \$50 monthly fine will not exceed a \$250 monthly fine).

The Association, acting through the Board of Directors, is authorized to impose lesser fines or no fine at all, and any decision shall not be deemed a waiver of their right to impose a fine thereafter or upon a subsequent breach or violation.

This Resolution Adopting Fine Schedule was adopted by the Board of Directors on the 24th day of May, 2011.

RED OAK RANCH PROPERTY OWNERS ASSOCIATION

By: _____

Name: Paul D. Dell'Osso

Its: President

FILED FOR RECORD

08/05/2011 2:02PM

Mark Tumbull

COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF MONTGOMERY

I hereby certify this instrument was filed in file number
sequence on the date and at the time stamped herein
by me and was duly RECORDED in the Official Public
Records of Montgomery County, Texas.

08/05/2011



Mark Tumbull

County Clerk
Montgomery County, Texas