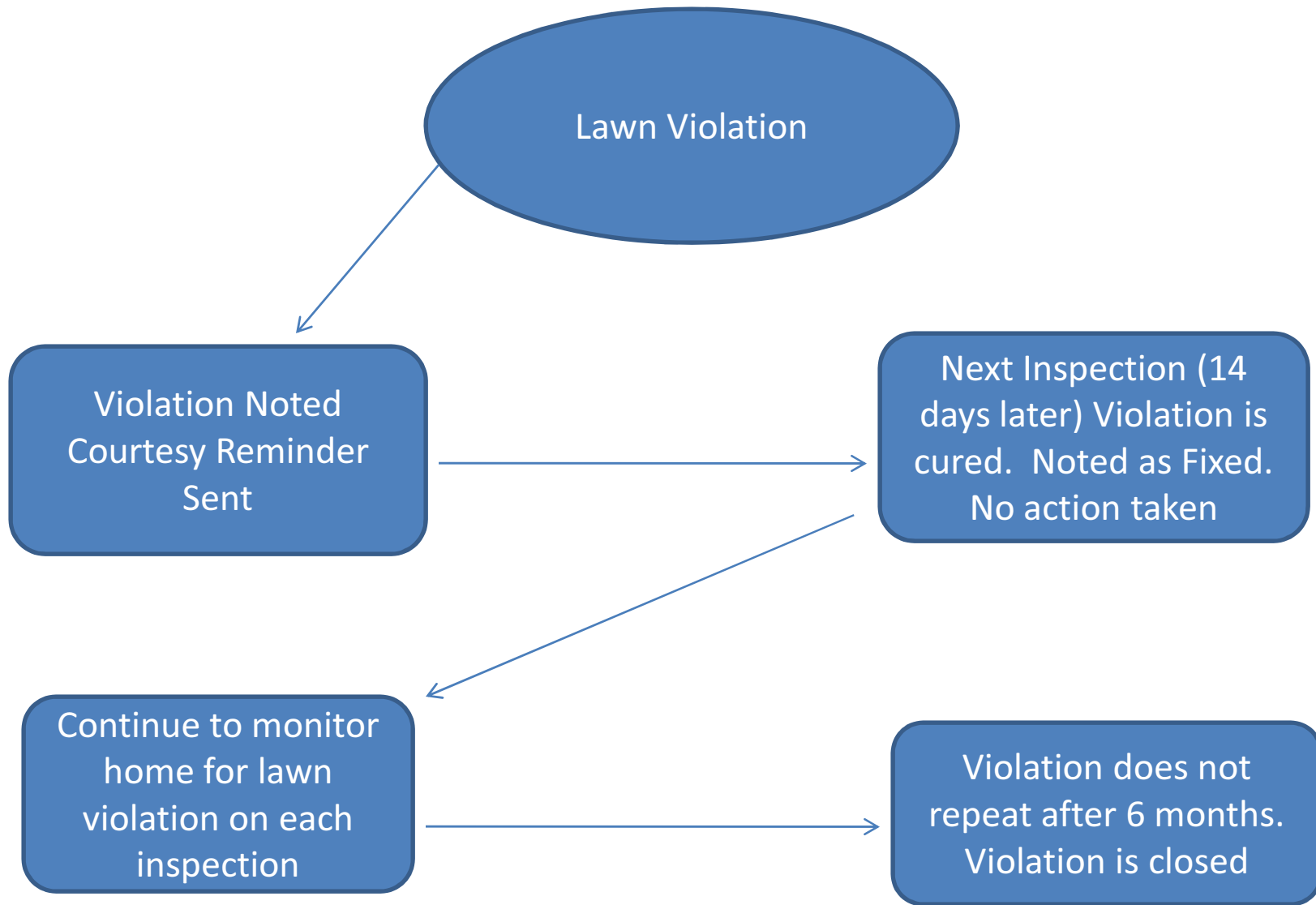
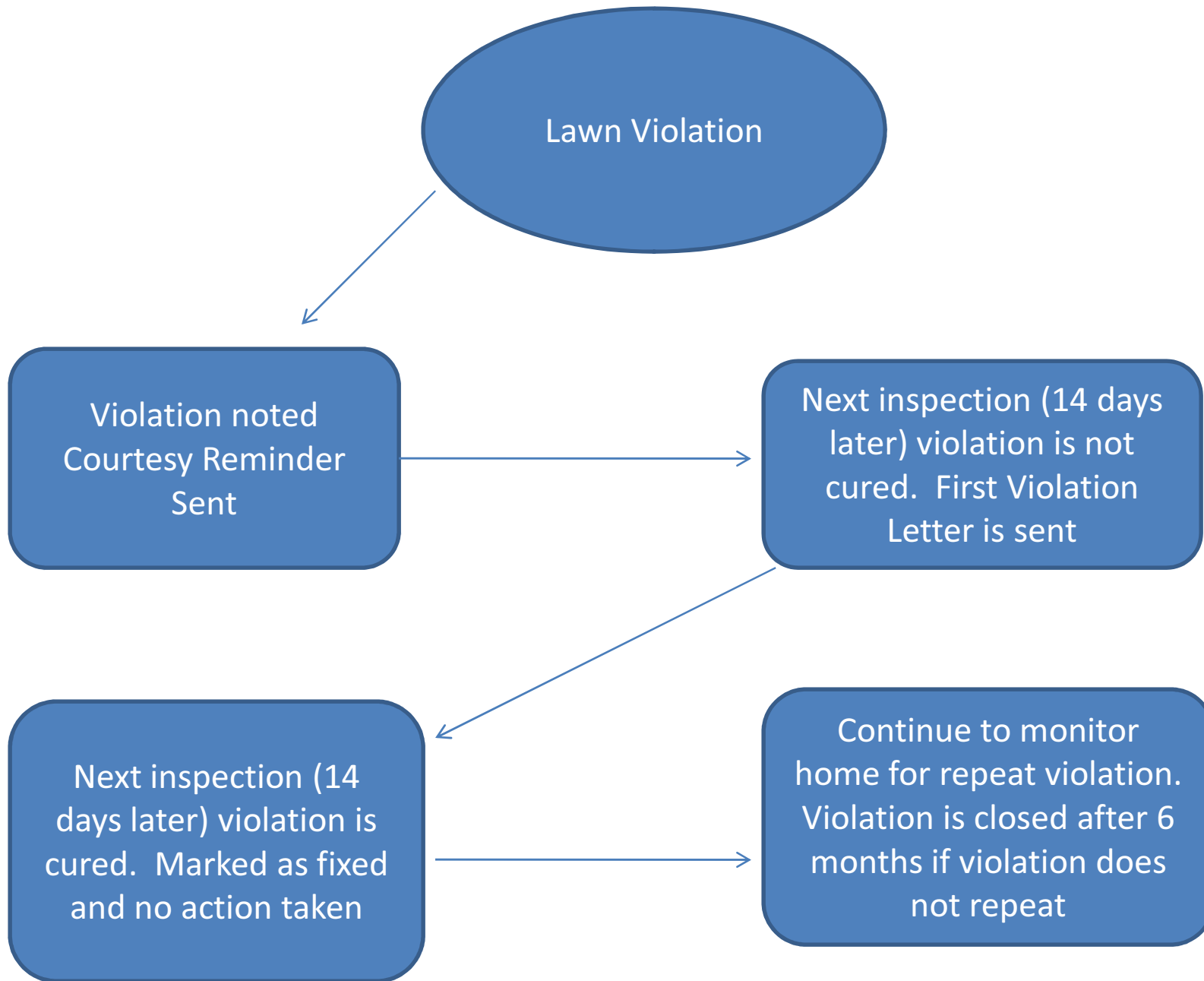
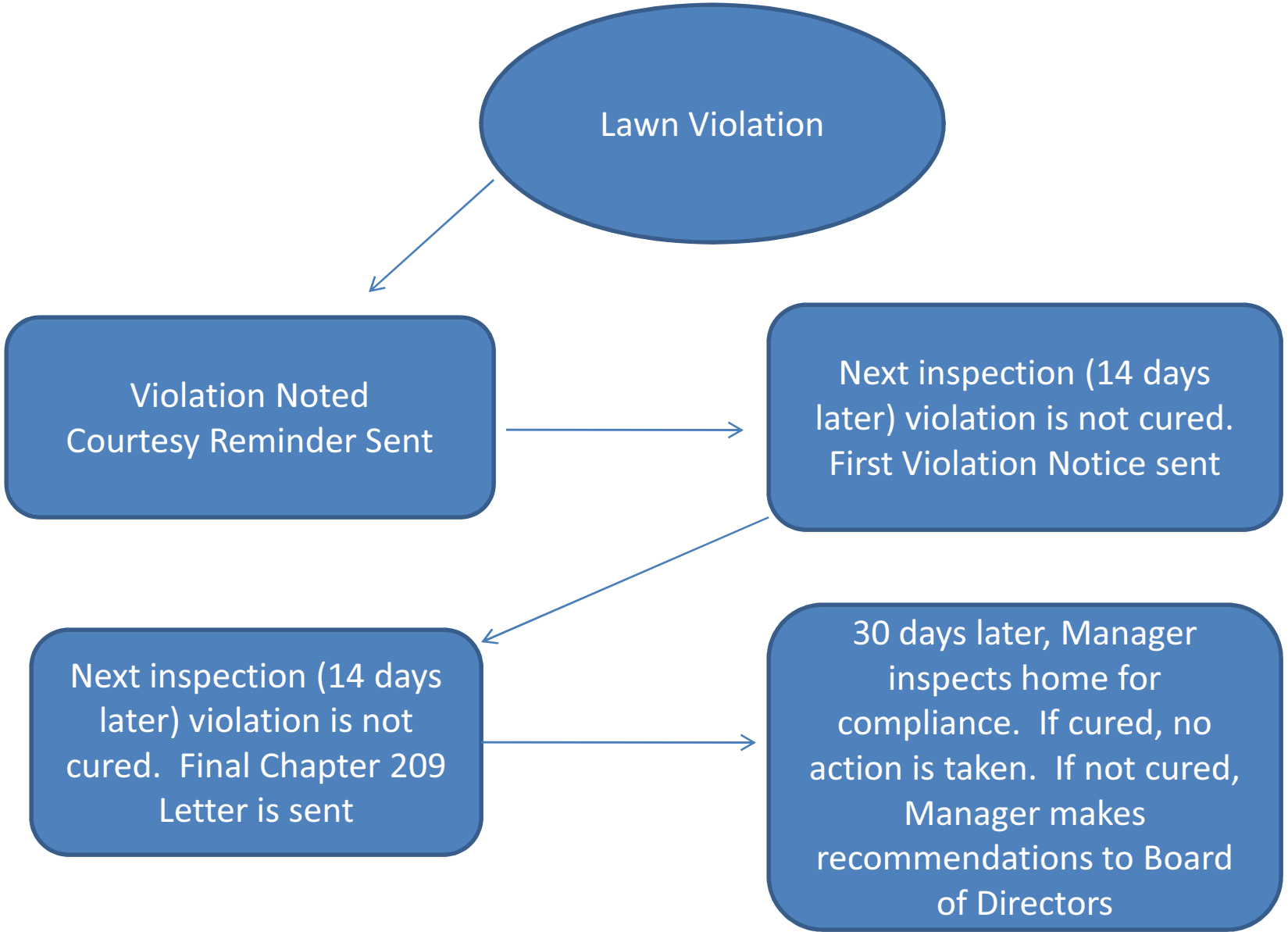


# Deed Restriction Violation Process For Davis Spring

- The following is a summary of the Deed Restriction Violation process.
- This is a 3 step process: Courtesy Reminder, First Violation Notice and Final Notice.
- The following are a few examples of violations and how they can progress.







Lawn Violation

Violation Noted  
Courtesy Reminder Sent

Next inspection (14 days later) violation is not cured.  
First Violation Notice sent

Next inspection (14 days later) violation is not cured. Final Chapter 209 Letter is sent

30 days later, Manager inspects home for compliance. If cured, no action is taken. If not cured, Manager makes recommendations to Board of Directors

# Notes on Final Chapter 209 Notices

- Final Notices are sent via Certified Mail per Texas State Statute
- Final Notices provides an owner 30 days to either cure the violation or ask for a hearing of the Board. If neither option is taken, the Board has the right to either force repair the violation or refer the violation to the attorney for further action. Costs of the force repair are paid for by the Association and added to the owners account.
- If attorney referral is opted by the Board, there is a \$250 charge paid by the Association and added to the owners account. The attorney will send a demand letter threatening either a law suit or legal charges of \$200 per day until the violation is cured. In most cases, the attorney will allow a 10-14 day cure time before imposing additional fees or filing a lawsuit. Note on lawsuits: all legal costs are paid for by the prevailing party of that case.