

**CERTIFICATE
FOR
RECORDATION OF DEDICATORY INSTRUMENT
OF
THE DOMINION AT PANTHER CREEK
HOMEOWNERS' ASSOCIATION, INC.
[Fine Policy]**

STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF COLLIN §

WHEREAS, Section 202.006 of the Texas Property Code requires that "A property owners' association shall file its dedicatory instruments in the real property records of each county in which the property to which the dedicatory instrument relates is located."; and

WHEREAS, The Dominion at Panther Creek Homeowners' Association, Inc, a Texas nonprofit corporation (the "Association") desires to comply with Section 202.006 by filing of record in the real property records of Collin County, Texas, the attached instrument; and

WHEREAS, the attached instrument constitutes a "dedicatory instrument" as defined by Section 202.001 of the Texas Property Code; and

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for The Dominion at Panther Creek, dated effective as of September 18, 2003, and recorded as Document No. 2003-0226710 in Volume 5547, Page 973 *et seq.*, Real Property Records of Collin County, Texas, as same has been amended and supplemented (the "Declaration") subjected to the scheme of development therein certain land described in Exhibit "A" thereto located in Collin County, Texas;

NOW, THEREFORE, the undersigned authorized representative of the Association hereby executes this Certificate to effect the recording of the dedicatory instrument attached hereto on behalf of the Association.

[Signature page follows.]

EXECUTED this 18th day of May, 2011.

**THE DOMINION AT PANTHER CREEK
HOMEOWNERS' ASSOCIATION, INC.,
a Texas non-profit corporation**

By: Charles W. Spencer
Charles W. Spencer,
Authorized Representative

STATE OF TEXAS §
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COUNTY OF DALLAS §

This instrument was acknowledged before me on the 18th day of May, 2011, by Charles W. Spencer, authorized representative of The Dominion at Panther Creek Homeowners' Association, Inc, a Texas nonprofit corporation, on behalf of said corporation.



Carol J. Spencer
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Charles W. Spencer
7920 Belt Line Road
Suite 935
Dallas, TX 75254

**RESOLUTION OF THE
BOARD OF DIRECTORS
OF
THE DOMINION AT PANTHER CREEK HOMEOWNERS ASSOCIATION, INC.
[Fine Policy]**

I, the undersigned President of THE DOMINION AT PANTHER CREEK HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation (the "Association"), hereby certify that, by unanimous consent, the Board of Directors of the Association, at a meeting duly called and held pursuant to the provisions of §22.214 of the Texas Business Organizations Code), adopted the following resolutions:

WHEREAS, that certain *Declaration of Covenants, Conditions and Restrictions for The Dominion at Panther Creek and Provisions for The Dominion at Panther Creek Homeowners Association*, dated effective September 18, 2003 and recorded as Document No. 2003-0226710, in Volume 5546, Page 973 *et seq.* of the Real Property Records of Collin County, Texas, as same may have been supplemented or amended (collectively hereinafter referred to as the "**Declaration**") establishes restrictive covenants for the maintenance, repair, upkeep, and alteration of Lots in Panther Creek to preserve and enhance the Lots, and for the common benefit of owners and residents of Panther Creek, as more particularly described in the Declaration; and

WHEREAS, the Declaration and applicable Texas law invests in the Board of Directors of the Association the authority to make and publish reasonable rules for the administration and enforcement of the restrictive covenants contained in the Declaration; and

WHEREAS, the Board has determined that it is in the best interest of the Association to establish the following fine structure for the violation of the restrictive covenants, rules and regulations to which the Lots are subject under the Declaration;

NOW THEREFORE, BE IT RESOLVED that the Board does hereby **MAKE** the following rules relating to fines to be assessed to homeowners who do not comply with the governing documents in relation to maintenance, repair, upkeep, and alteration of their property:

- When the Association Manager or other officer of the Association observes a violation in his or her inspection of the Property, the Association will send to the owner of the affected Lot a letter (the "First Notice") explaining the violation in such detail as may be necessary or appropriate and request that the violation be cured on or before the expiration of ten (10) days following the date of the First Notice.
- If the violation is not cured within the ten (10) day cure period given in the First Notice, the Association Manager will send a second letter (the "Second Notice") complying with the provisions of §209.006 of the Texas Property Code, as same may be hereafter amended. Said section currently requires that the Second Notice [i] describe the violation that is the basis of the fine; [ii] inform the homeowner that he or she is entitled to a reasonable time within which to cure the violation before the imposition of the fine and that 30 days constitutes a reasonable time; and [iii] inform the homeowner that he or she may make a written request for a hearing before the Board within 30 days from receipt of the Second Notice.
- If the violation is not cured within the 30-day period granted in the Second Notice and after the owner's hearing rights are expired or met, the Manager is to give notice to the owner

that the owner has been assessed a \$50.00 fine. The fine is to be charged to the account of the owner on the books of the Association and shall be secured by the Association's assessment lien.

- In the discretion of the Board, the fine can thereafter be levied for \$50.00 every two weeks until the violation is corrected. The notices required in the Second Notice do not have to be repeated for the additional fines so long as the notices have been given for the same violation within the past six (6) months.
- Fines of \$50.00 may be levied separately for separate and distinct violations.

FURTHER RESOLVED, that the above fine is cumulative of, and not in lieu of, the existing provisions in the Declaration or other rules passed by the Board.

FURTHER RESOLVED, that all actions taken by the officers or authorized agents of the Association, from and after this date, consistent with this Resolution, are hereby approved, ratified, and adopted as the act and deed of the Association.

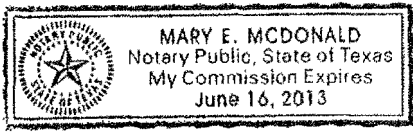
IN WITNESS WHEREOF, I have hereto set my hand and executed on this 25th day of April, 2011.

THE DOMINION AT PANTHER CREEK
HOMEOWNERS ASSOCIATION, INC.,
a Texas non-profit corporation

Ronald W. Haynes, Jr.
Name: Ronald W. HAYNES, JR
Title: President

THE STATE OF TEXAS §
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COUNTY OF COLLIN §

This instrument was acknowledged before me on the 25th day of April, 2011 by Ronald Haynes, President of The Dominion at Panther Creek Homeowners Association, Inc., on behalf of said corporation.



Mary McDonald
Notary Public In and For the State Of Texas

Filed and Recorded
Official Public Records
Stacey Kemp County Clerk
Collin County TEXAS
06/19/2011 12:26:27 PM
\$32.00 CJAMAL
20110519000516000



Stacey Kemp