

RESOLUTIONS
OF
HIGHLAND OF PLANO PRESTON RIDGE
HOMEOWNERS ASSOCIATION

FINE STRUCTURE RESOLUTION

WHEREAS, The Board of Directors of Highlands of Plano Preston Ridge Homeowners Association finds that there is a need to establish a policy to aid the enforcement of a specific rule violation, that being the unlawful operation of a Home based business within the ASSOCIATION.

WHEREAS, Article 4.05 AND 3.01[a],[q],and [r], of the Declarations of the Covenants and Restrictions grants the Board, in its sole discretion, the power to take action to enforce the terms and provisions of the Declaration, the Articles of Incorporation and Bylaws, and any rules made and the establishment of a system of fines and/or penalties enforceable as special individual assessments as provided in the Declaration and to enjoin and seek damages (fines) from any Owner for violation of such provisions or rules as the board sees fit.

NOW THEREFORE, BE IT RESOLVED THAT the below Fine Policy be established, having the following terms of reference.

Fine Policy and Violation Notification

Let it be understood by all Homeowners that a thirty [30] day letter of Notification shall be sent certified mail to a Homeowner demanding compliance due to "unlawful" use of their home to operate a business as stated in Article 3.01[a],[q],and [r] of the Declaration of Covenants and Restrictions. That which is deemed "unlawful" shall be established by the City of Plano Ordinance regulating Home based businesses. The Homeowner will be assessed \$500.00 for non-compliance if the violation is not brought into compliance within 30 days of mailing the Notification. This shall be applied to his or her Homeowner Association account for each notification of non-compliance. After the 30 day period has passed, and compliance has not been achieved, the Homeowner will be sent, certified mail, weekly notification letters stating that \$500.00 has been assessed to their Homeowner Association account. This will continue each week until compliance is reached.

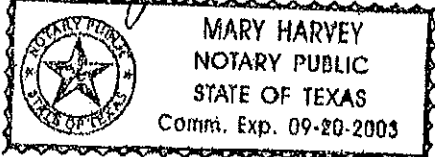
IT IS FURTHER RESOLVED that this FINE POLICY is effective upon adoption hereof, to remain in force and effect until revoked, modified or amended.

This is to certify that the foregoing resolution was adopted by the Board of Directors at a meeting of same on February 27, 2003 and has not been modified, rescinded or revoked.

1-27-03
Date

Dale L. McElvray
Secretary

NOTARIAL

Mary Harvey


After filing please send to:
Highlands of Preston Ridge
Rob Brand
Property Manager CMCA
5622 Dyer Street,
Dallas, Texas 75206

MAR 17 2003

FINE STRUCTURE RESOLUTION

WHEREAS, The Board of Directors of Highlands of Plano Preston Ridge Homeowners Association finds that there is a need to establish a policy to aid the enforcement of rule violations and unauthorized alterations or additions to the exterior of any lot within the ASSOCIATION.

WHEREAS, Article 4.05 AND 6.01, of the Declarations of the Covenants and Restrictions grants the Board, in its sole discretion, the power to take action to enforce the terms and provisions of the Declaration, the Articles of Incorporation and Bylaws, and any rules made and the establishment of a system of fines and/or penalties enforceable as special individual assessments as provided in the Declaration and to enjoin and seek damages (fines) from any Owner for violation of such provisions or rules as the board sees fit.

NOW THEREFORE, BE IT RESOLVED THAT the below Fine Policy be established, having the following terms of reference.

Fine Policy and Violation Notification

Let it be understood by all Homeowners that a thirty [30] day letter of Notification shall be sent certified mail to a Homeowner demanding compliance by the Homeowner for improper maintenance of their home or lot as stated in Article 6.01 of the Declaration of Covenants and Restrictions. The Homeowner will be assessed \$50.00 for non-compliance if the violation is not brought into compliance within 30 days of mailing the Notification. This fine shall be applied to his or her Homeowner Association account for each notification of non-compliance. After the 30 day period has passed, and compliance has not been achieved, the Homeowner will be sent, certified mail, weekly notification letters stating that \$50.00 has been assessed to their Homeowner Association account. This will continue until compliance is reached or the Board elects other measures to bring about compliance as provided for in Article 6.01 of the Declaration of Covenants and Restrictions.

IT IS FURTHER RESOLVED that this FINE POLICY is effective upon adoption hereof, to remain in force and effect until revoked, modified or amended.

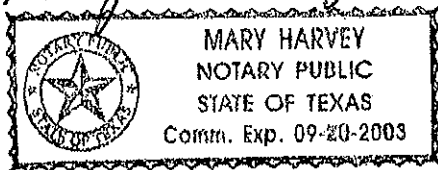
This is to certify that the foregoing resolution was adopted by the Board of Directors at a meeting of same on ^(January) February the 27, 2003 and has not been modified, rescinded or revoked.

1-27-03
Date

Dale L. McElroy
Secretary

Notary:

Mary Harvey



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Rob Brand
Property Manager CMCA
5622 Dyer Street,
Dallas, Texas 75206