

**CANTERRA COURT HOMEOWNERS ASSOCIATION
A.K.A. PECAN GROVES**

AMENDMENT TO FINE POLICY – UNAPPROVED ARCHITECTURAL CHANGE

EFFECTIVE January 1, 2025 *LAH*

Pursuant to Article 2, Section 2.3 and Article 3, Section 3.5 of the Declaration of Covenants, Conditions and Restrictions For Canterra Court ("Declaration"), the Board of Directors of Canterra Court Homeowners Association ("Association") adopted the following amendment to the Fine Policy dated May 16, 2018 ("Fine Policy") and the Fine Schedule set forth in the Fine Policy.

Article 3, Section 3.5 of the Declaration titled "Requirement for Approval of Plans; Non-Liability" states, in part, "No Improvement shall be made to any Lot (including, without limitation, any landscaping, any installation of Satellite television antennas, any installation of any heating or cooling system or component or other item on the roof of the building, the construction of any covered or uncovered patios, awning, decking or roof extension and any other Improvement which is Visible From Neighboring Property) unless and until the plans, drawings and specifications for the same are first submitted to, and approved by, the Architectural Committee."

FIRST NOTICE: If an Owner fails to submit and obtain prior written approval from the Association's Architectural Committee for an Improvement to the Owner's Lot and then Owner proceeds with the installation of the unapproved Improvement, the Association shall issue a First Notice of Violation to the Owner via regular mail per the Fine Policy.

SECOND NOTICE & MONETARY PENALTY: If the Owner does not remedy the violation within twenty-one (21) days of the date of the Notice, the Association shall issue a Second Notice of Violation to the Owner via regular mail and impose a \$800.00 monetary penalty against the Owner. This notice will demand compliance within fourteen (14) days of the date of the Notice.

CONTINUING VIOLATION: If the Owner does not remedy the violation within fourteen (14) days of the date of the Second Notice, the Association shall continue to issue Notices of Violation to the Owner via regular mail and impose a \$800.00 monetary penalty against the Owner with each notice until the Owner corrects the violation.

LEGAL ACTION: Notwithstanding the foregoing Schedule of Notices, the Association has the right to pursue any and all legal remedies to address an Owner's violation of the Project Documents. The violating Owner shall be obligated to pay the court cost and reasonable attorney's fees incurred by the Association.

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The President and Secretary of the Canterra Court Homeowners Association hereby certify that this Amendment to the Fine Policy dated was duly adopted by a vote of the Board of Directors in an open Board meeting, duly noticed to all Owners, in accordance with the Declaration and Bylaws, held on January 1, 2024, 25

Canterra Court Homeowners Association

By: _____
President

By: Lupe Villar-Lara
Secretary