VALLEY VIEW CONDOMINIUMS

RULES, REGULATIONS, AND VIOLATION ENFORCEMENT & FINING POLICY

The Association is responsible for maintaining the safety, cleanliness, appearance, order, and overall condition of the condominium property. All unit owners, tenants, occupants, guests, and other individuals using the property are expected to comply with the Association's governing documents and respect the rights of other residents.

The Board of Directors is authorized to enforce the governing documents and adopt reasonable rules and regulations concerning the use, maintenance, protection, and enjoyment of the condominium property.

This policy establishes a consistent violation and fining procedure intended to encourage compliance, discourage repeated violations, and protect the interests of the Association and its residents.

All fines shall be imposed only to the extent authorized by the Declaration, Bylaws, applicable rules, and Texas law.

2. WHO IS SUBJECT TO THIS POLICY

This policy applies to:

- All unit owners.
- Tenants and renters.
- Family members and other occupants.
- Guests and visitors.
- Contractors, vendors, and individuals performing work on the property.

Violations committed by tenants, occupants, guests, or visitors may be addressed through the responsible unit owner's account, to the extent permitted by the governing documents and applicable law.

3. VIOLATION AND FINING SCHEDULE

The Association shall generally follow the following progressive enforcement schedule for violations:

First Offense – Written Warning

The unit owner shall receive written notification identifying the violation and the corrective action required. The notice shall specify a reasonable deadline for correcting the violation when applicable.

Second Offense – $50 Fine

A second occurrence of the same or substantially similar violation may result in a $50 fine, following the required notice and opportunity to cure.

Third Offense – $75 Fine Plus $15 Per Day

A third occurrence of the same or substantially similar violation may result in a $75 fine, followed by an additional $15 per day for each day the violation remains uncorrected after the applicable correction deadline. Daily fines shall cease once the violation has been corrected and verified by the Association.

Repeat Violations

For purposes of this schedule, repeat violations generally refer to the same or substantially similar violations occurring within a rolling 12-month period.

The Board may consider the severity, frequency, duration, and circumstances of a violation when determining the appropriate enforcement action, subject to applicable law and the governing documents.

The Board reserves the right to address particularly serious violations, repeated misconduct, property damage, or conduct presenting an immediate threat to health or safety through additional enforcement measures authorized by the governing documents and Texas law.

4. CATEGORIES OF ENFORCEABLE VIOLATIONS

The following categories identify conduct that may constitute a violation of the Association's governing documents, rules, and regulations. This list is intended to provide examples and is not exhaustive.

A. General Compliance With Governing Documents

Failure to comply with any applicable provision of the:

- Declaration of Condominium.
- Association Bylaws.
- Rules and Regulations.
- Zero Drug Policy
- Towing, Satellite Dish, Screen Door policy
- Other applicable Association restrictions.

B. Common Elements and Limited Common Elements

All residents are expected to respect and properly use the Association's common elements and limited common elements.

Examples of violations include:

- Damaging, defacing, or improperly altering common property.
- Leaving personal belongings, furniture, trash, or other items in unauthorized common areas.
- Improper use of hallways, stairwells, entrances, walkways, elevators, laundry facilities, or other shared spaces.
- Blocking entrances, exits, sidewalks, stairways, or access routes.
- Using common areas for unauthorized personal storage.
- Improper disposal of cigarette butts, trash, pet waste, or other debris.
- Allowing guests or visitors to misuse common facilities.
- Tampering with common-area equipment, electrical systems, plumbing, lighting, security equipment, or mechanical systems.
- Unauthorized installation of equipment or fixtures on common property.
- Using common areas in a manner that creates a nuisance or interferes with other residents.
- Failing to keep limited common elements assigned to a unit in a clean and orderly condition when the governing documents make that the owner's responsibility.

C. Property Damage and Negligence

Owners and occupants are expected to exercise reasonable care to prevent damage to Association property and other units.

Examples include:

- Causing damage to walls, ceilings, floors, doors, windows, fencing, landscaping, or other common property.
- Allowing water leaks or plumbing issues to continue without taking appropriate corrective action.
- Causing water damage to neighboring units through negligence or failure to maintain owner-responsible components.
- Improper disposal of materials that cause plumbing blockages.
- Damaging landscaping, irrigation systems, lighting, or exterior improvements.
- Vandalism or intentional destruction of Association property.
- Improper use of equipment or facilities resulting in damage.

Where permitted by the governing documents and applicable law, the Association may separately seek reimbursement for damages, repair costs, or expenses attributable to an owner. Such charges are separate from administrative fines and must be supported by the applicable governing-document authority.

D. Noise and Disturbances

Residents shall not engage in activities that unreasonably disturb other residents or interfere with their peaceful enjoyment of their homes.

Examples include:

- Excessively loud music, televisions, or other electronic equipment.
- Loud parties or gatherings.
- Excessive shouting, yelling, or disruptive behavior.
- Repeated disturbances in hallways, stairwells, parking areas, or other common spaces.
- Activities that create unreasonable noise or nuisance conditions.
- Failure to control noise generated by guests or visitors.

E. Cleanliness, Sanitation, and Waste Disposal

All residents must maintain sanitary conditions and properly dispose of waste.

Examples include:

- Leaving garbage, debris, or unwanted items in common areas.
- Improper use of garbage receptacles.
- Dumping furniture, appliances, construction materials, or other large items without following Association procedures.

- Allowing trash or personal belongings to accumulate in unauthorized areas.
- Creating unsanitary conditions that attract insects, rodents, or other pests.
- Improper disposal of hazardous or prohibited materials.
- Allowing odors, spills, or other conditions to negatively affect neighboring residents.

G. Exterior Appearance and Unauthorized Modifications

No owner or occupant may make unauthorized changes to the exterior appearance of the building or other Association property.

Examples include:

- Unauthorized alterations to doors, windows, balconies, patios, fences, or other exterior features.
- Installing unauthorized signs, decorations, fixtures, antennas, or equipment.
- Making modifications to common elements or limited common elements without required approval.
- Improperly storing or displaying items in areas visible from common areas.
- Damaging or altering landscaping or exterior building features.
- Performing construction or repairs without obtaining required approval.

H. Balconies, Patios, and Other Limited Common Elements

Balconies, patios, and other limited common elements must be used in accordance with the Declaration and Association rules.

Examples include:

- Allowing excessive clutter or debris to accumulate.
- Improper storage of household items.
- Disposing of cigarette butts, trash, liquids, or other materials over balconies or patios.
- Creating excessive noise or disturbances.
- Making unauthorized structural or cosmetic alterations.
- Using these areas in a manner that creates a nuisance or safety hazard.
- Allowing items to fall, spill, or drain onto neighboring units or common property.

I. Fire Safety and Hazard Prevention

All residents must comply with fire safety requirements and avoid activities that create hazardous conditions.

Examples include:

- Blocking fire exits, stairwells, hallways, or emergency access routes.
- Improper storage of combustible or hazardous materials.
- Tampering with fire extinguishers, smoke detectors, fire alarms, or other safety equipment.
- Improper disposal of smoking materials.
- Unauthorized use of open flames or other prohibited fire-producing equipment.
- Interfering with emergency equipment or building safety systems.
- Creating conditions that present a danger to residents or property.

J. Pets and Animals

Owners and occupants must comply with all Association pet restrictions and applicable rules.

Examples include:

- Allowing pets to create excessive noise or disturbances.
- Failing to clean up after pets.
- Allowing pets to damage landscaping or common property.
- Allowing pets to roam freely where prohibited.
- Failing to maintain control of pets in common areas.
- Violating applicable pet restrictions or registration requirements.

K. Resident, Guest, and Visitor Conduct

All residents are responsible for ensuring that their guests and visitors behave appropriately while on Association property.

Examples include:

- Harassment, intimidation, or threatening behavior toward residents, employees, contractors, or management.
- Disruptive conduct in common areas.
- Interfering with Association employees or contractors performing authorized duties.
- Misusing common facilities.
- Unauthorized access to restricted areas.
- Conduct that damages property or unreasonably interferes with other residents' enjoyment of the property.
- Allowing guests to repeatedly violate Association rules.

5. VIOLATION IDENTIFICATION AND DOCUMENTATION

Violations may be identified through:

- Routine property inspections.
- Reports from residents or unit owners.
- Management observations.
- Photographs or video recordings.
- Reports from maintenance personnel or contractors.
- Other reliable evidence.

The Association or its management agent shall maintain reasonable records of reported violations, including:

- Date and description of the violation.
- Unit number and responsible unit owner.
- Photographs or other supporting documentation, when available.
- Notices and correspondence sent.
- Correction deadlines.
- Subsequent inspections or verification.
- Fines assessed and outstanding balances.

6. NOTICE AND OPPORTUNITY TO CURE

Before imposing a fine, the Association shall provide the unit owner with written notice as required by Texas Property Code Section 82.102(d).

The notice shall:

1. Describe the alleged violation or property damage.
2. State the amount of the proposed fine or damage charge, when applicable.
3. Inform the unit owner of the right to request a hearing before the Board of Directors no later than the 30th day after the date of the notice.
4. Provide a reasonable period, by a specified date, to correct the violation and avoid the fine, unless the unit owner has previously received notice and a reasonable opportunity to correct a similar violation within the preceding 12 months.

The Association may provide a copy of the notice to the unit occupant.

Failure to correct a violation within the applicable correction period may result in the proposed fine being imposed.

7. HEARING AND DISPUTE PROCEDURES

A unit owner may request a hearing before the Board of Directors to contest a proposed fine or property damage charge.

The request must be submitted in writing within 30 days after the date of the notice.

At the hearing:

- The unit owner may explain their position and present supporting evidence.
- The Association may present documentation and evidence supporting the alleged violation.
- The Board shall consider the information presented before making its determination.

The Board may uphold, modify, or dismiss the proposed fine, consistent with the governing documents and applicable law.

The Association shall provide notice of any fine ultimately imposed within the time required by law.

8. CONTINUING VIOLATIONS AND DAILY FINES

When a violation continues beyond the applicable correction deadline, the Association may impose continuing daily fines in accordance with the adopted fining schedule and applicable law.

For qualifying third offenses:

- An initial $75 fine may be imposed.
- An additional $15 per day may accrue for each day the violation remains uncorrected.
- Daily fines shall stop once the violation has been corrected and verified.

The Association may conduct follow-up inspections to verify compliance.

A separate violation or new occurrence may be treated as a separate offense when appropriate and supported by the governing documents.

9. SERIOUS VIOLATIONS AND EMERGENCY CONDITIONS

Nothing in this policy shall prevent the Association from taking appropriate action to address conditions that present an immediate threat to health, safety, or property.

Examples include:

- Fire hazards.
- Flooding or significant water leaks.
- Structural damage.
- Blocked emergency exits.
- Hazardous interference with building systems.
- Conduct presenting an immediate danger to residents.

The Association may take emergency action authorized by its governing documents and applicable law. Any fines or other enforcement measures shall still comply with applicable legal requirements.

10. ADDITIONAL ENFORCEMENT REMEDIES

Fines are not the Association's only enforcement remedy.

Depending on the circumstances and authority provided by the governing documents and Texas law, the Association may also:

- Require correction or removal of an unauthorized condition.
- Seek reimbursement for property damage or repair expenses.
- Pursue injunctive or other legal relief.
- Exercise applicable access and maintenance rights.
- Utilize towing procedures where legally authorized.
- Take other reasonable enforcement measures authorized by the governing documents.

The Association may pursue appropriate remedies independently of or in addition to fines, provided that separate legal requirements are satisfied.

11. RESPONSIBILITY OF UNIT OWNERS

Each unit owner is responsible for ensuring that their unit, occupants, tenants, guests, and visitors comply with the Association's governing documents.

A unit owner may be held responsible for violations attributable to their occupants, tenants, or guests to the extent permitted by the Declaration, Bylaws, and applicable law.

The Association may communicate directly with occupants regarding violations, but formal fine notices shall be provided to the unit owner as required by law.

12. BOARD AUTHORITY AND POLICY ADMINISTRATION

The Board of Directors retains authority to administer and enforce this policy.

The Board may interpret the Association's governing documents, determine whether a violation has occurred, and take appropriate enforcement action within its legal authority.

This policy shall be applied consistently and reasonably. No provision shall be interpreted to authorize arbitrary or capricious enforcement or to exceed the authority granted by the Association's governing documents or Texas law.

The Board reserves the right to amend this policy from time to time, subject to applicable governing-document requirements and Texas law.