

Georgetown Square Civic Corporation

Maintenance, Use Restrictions, Rules and Fines Policy

WHEREAS, Georgetown Square Civic Corporation (“the Association”), a nonprofit Texas corporation is a Property Owners’ Association as that term is defined in Texas Property Code, Sec. 209.002

WHEREAS, the Association was incorporated to manage and regulate GEORGETOWN SQUARE, a residential townhouse subdivision in Bellaire, Harris County, Texas, according to the map or plat thereof, recorded in Volume 163, Page 60 of the Map Records of Harris County, Texas;

WHEREAS, the Association wishes to establish certain Maintenance, Use Restrictions, Rules and Fines Policy in accordance with Articles V, VI and XII of that certain Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Georgetown Square Townhomes effective January 1, 2010 and recorded under File Number 20090513817, Official Public Records of Harris County, Texas (the DCCRs).

NOW THEREFORE, the Board of Directors of the Association (“Board”) hereby adopts the following Maintenance, Use Restrictions, Rules and Fines Policy.

1. The Association may assess fines for the following categories of maintenance and use restrictions, covenants and rules as set forth in Article V and VI and elsewhere in the DCCRs:

- Landscaping and Planting
- Nuisance
- Construction Review
- Parking
- Signs
- Storage Buildings
- Use and Occupancy
- Leasing of Units
- Animals and Pets
- Use of Temporary Structures
- Drainage
- Flagpoles
- Exterior Lighting
- Sound Devices
- Window Treatment
- Playground
- Trash and Trash Collection
- Alleys

2. Schedule of Fines

If a violation is not cured within the cure time allotted in the initial notice of violation (normally 60 days), an Owner may be fined an initial \$50 for violating any of the use restrictions set forth in the DCCRs for any of the above-mentioned categories and an additional \$5 per day for every day the violation continues.

Georgetown Square Civic Corporation

Maintenance, Use Restrictions, Rules and Fines Policy

3. Hearing Before Board

(a) Except as provided by Subsection (c) and only if the Owner is entitled to an opportunity to cure the violation, the Owner has the right to submit a written request for a hearing to discuss and verify facts and resolve the matter in issue before the Board.

(b) The Association shall hold a hearing under this section not later than the 30th day after the date the Board receives the Owner's request for a hearing and shall notify the Owner of the date, time, and place of the hearing not later than the 10th day before the date of the hearing. The Board or the Owner may request a postponement, and, if requested, a postponement shall be granted for a period of not more than 10 days. Additional postponements may be granted by agreement of the parties. The Owner or the Association may make an audio recording of the meeting.

(c) The hearing provisions of this section do not apply if the Association files a suit seeking a temporary restraining order or temporary injunctive relief or files a suit that includes foreclosure as a cause of action.

(d) Not later than 10 days before the Association holds a hearing under this section, the Association shall provide to the Owner a packet containing all documents, photographs, and communications relating to the matter the Association intends to introduce at the hearing.

(e) If the Association does not provide a packet within the period described by Subsection (d), an Owner is entitled to an automatic 15-day postponement of the hearing.

4. Definitions and Examples of Uncurable and Curable Violations

(a) A violation is considered uncurable if the violation has occurred but is not a continuous action or a condition capable of being remedied by affirmative action. For purposes of this subsection, the nonrepetition of a one-time violation or other violation that is not ongoing is not considered an adequate remedy.

(b) The following are examples of acts considered uncurable for purposes of this section:

- (1) shooting fireworks;
- (2) an act constituting a threat to health or safety;
- (3) a noise violation that is not ongoing;
- (4) property damage, including the removal or alteration of landscape; and
- (5) holding a garage sale or other event prohibited by a dedicatory instrument.

Georgetown Square Civic Corporation Maintenance, Use Restrictions, Rules and Fines Policy


(c) The following are examples of acts considered curable for purposes of this section:

- (1) a parking violation;
- (2) a maintenance violation;
- (3) the failure to construct improvements or modifications in accordance with approved plans and specifications; and
- (4) an ongoing noise violation such as a barking dog.

Georgetown Square Civic Corporation

Certification

"This Maintenance, Use Restrictions, Rules and Fines Policy was adopted by the Association on the 28th day of April, 2025. I, the undersigned, being the president of Georgetown Square Civic Corporation, hereby certify that the foregoing resolution was adopted by at least a majority of the Association Board of Directors."

By:  President
Print Name: John C. Picure, Jr.