



## Fine and Enforcement Policy

To maintain the appeal of our community and ensure compliance with community standards, we have established a fair and reasonable fine policy. Below is a schedule of fines, with amounts and frequencies varying between residential and commercial properties. In accordance with Texas Property Code Section 209.006, when a fine is assessed, a notice will be sent via certified mail, and a \$25 Certified Mail Fee will be charged to your account.

---

### *Residential Fine Policy*

---

<b>Stage</b>	<b>Notice</b>	<b>Cure Period</b>	<b>Fine</b>
Stage 1	Friendly Reminder	N/A	No Fine
Stage 2	Courtesy Notice	12	No Fine
Stage 3	Third Notice	12	\$50
Stage 4	Fourth Notice	12	\$50
Stage 5	Fifth Notice	12	\$50

For egregious violations, or when deemed necessary by the Board of Directors or the Management Team, the Friendly Reminder outlined above may be skipped, and a Courtesy Notice will be sent immediately. The cure periods described above apply to most violation types. Noise violations and Rubbish and Debris violations have a 5-day cure period. Other cure periods may be adjusted on a case-by-case basis at the discretion of the Board of Directors or the Management Team.

---

### *Commercial Fine Policy*

---

<b>Stage</b>	<b>Notice</b>	<b>Cure Period</b>	<b>Fine</b>
Stage 1	Courtesy Notice	3	No Fine
Stage 2	Second Notice	3	\$50
Stage 3	Third Notice	3	\$100
Stage 4	Fourth Notice	3	\$200
Stage 5	Fifth Notice	1	\$200



---

*Appeals*

---

In compliance with Texas Property Code Section 209.007, you have the right to request a hearing before the Board of Directors to discuss, verify facts, and resolve the issue for which you received a violation notice. The hearing process is detailed below:

- You must make the request in writing within 30 days of the date on the first violation notice to include a fine. That notice will be sent to you via First Class and Certified Mail. If you have an email address on file, we will also email you. Your request may be emailed to [BlackhawkCompliance@goodwintx.com](mailto:BlackhawkCompliance@goodwintx.com).
- We will schedule your hearing within 30 days of your request. All hearing will take place in-person, at the Amenity Center. If you are unable to appear at the scheduled hearing, we will re-schedule another hearing within 10 days. Any request for additional postponements may not be granted. The Board will consider them on a case-by-case basis.
- At the hearing, we will review the facts of the violation and then you will have the opportunity to make your case to the Board. The Board will discuss the matter at issue and provide a ruling.

The fine schedule outlined above applies to violations considered curable under Texas Property Code Section 209.006. For violations deemed incurable under the same code section, you may be immediately liable for fines. Please note that the Board of Directors for The Park at Blackhawk and Lakeside reserves the right to adjust the amounts and frequency of fines on a case-by-case basis.

The general categories under which violations may fall include the following: Animals & Pets, Architectural, Commercial Properties, Construction, Decorations, Fencing, General, General Provisions-Enforcement, Greenbelt, Hazardous Activities, Improper Use, Land and Structures, Landscaping, Maintenance, Miscellaneous, Noise, Rubbish and Debris, Screening, Signs, Sports Equipment, Unsightly, and Vehicle Parking.

In the event an attorney is retained to enforce compliance or the collection of any money due to the association, you will be responsible for the payment of attorney's fees and/or costs of collection after the expiration of 30 days of the date you receive the first letter if no hearing has been requested, or immediately after any such hearing provided the Board does not waive the fine(s).

For more information about our community's rules and governing documents, please visit our website at [parklakesidehoa.com](http://parklakesidehoa.com). If you have any questions about this policy, please contact our onsite Community Standards Coordinator at [BlackhawkCompliance@goodwintx.com](mailto:BlackhawkCompliance@goodwintx.com).