

**PUEBLO CONDOMINIUMS OWNERS' ASSOCIATION  
ENFORCEMENT POLICY**

This enforcement policy was created in compliance with Texas Property Code, Chapter 209, Section 209.0061 and its purpose is to provide Owners information regarding the levying of fines by the property owners' association. This enforcement policy includes general categories of restrictive covenants for which the association may assess fines, a schedule of fines for each category of violation and, information regarding hearings described by Section 209.007. This enforcement policy reserves the board's authority to levy a fine from the schedule of fines that varies on a case-by-case basis. A violation of the Governing Instruments and/or Rules of the Project (Pueblo Condominiums) that is not fitting of a specific category will be fined according to the schedule listed under 25. Miscellaneous.

A) First Violations: A Warning Letter will be sent for the first violation in any category and will include the fining schedule of the related category and information on how to rectify or correct the violation, if applicable. The letter will also state the amount of any proposed fine based on the schedule below. If the violation can be corrected, the Owner will have no fewer than 1 day and not more than 10 days from the date of the letter to do so. The exact correction deadline will be clearly specified in the letter to avoid confusion. Only one Warning Letter will be issued per category in a 12-month period. If an Owner receives another violation in the same category within 12 months, the next level of enforcement (fine) for that category will apply.

B) Unresolved Violations: If the Owner fails to address a violation upon receiving a Violation Letter(s) and does not pay the accrued fines up to the specified maximum amount, a Final Letter will be issued. This letter will notify the Owner that a lien will be placed against their property due to unpaid fines. The lien will also cover any additional attorney's fees and related enforcement costs incurred. Refer to the Governing Instruments for further information.

**Categories and Schedule of Fines**

**1. Obstruction**

- First Violation: Warning Letter
- Second Violation: \$100 fine
- Third/Continuous Violations: \$200 fine; maximum of \$1,200 for nonpayment

**2. State of Maintenance**

- First Violation: Warning Letter
- Second Violation: \$100 fine
- Third/Continuous Violations: \$200 fine; maximum of \$1,200 for nonpayment

### **3. Window Coverings**

- First Violation: Warning Letter
- Second Violation: \$100 fine
- Third/Continuous Violations: \$200 fine; maximum of \$1,200 for nonpayment.

### **4. Signs and Exterior Attachments**

- First Violation: Warning Letter
- Second Violation: \$200 fine
- Third/Continuous Violations: \$300 fine; maximum of \$1,800 for nonpayment

### **5. Ventilation and Air Conditioners**

- First Violation: Warning Letter
- Second Violation: \$100 fine
- Third/Continuous Violations: \$200 fine; maximum of \$1,200 for nonpayment

### **6. Lightweight Vehicles**

- First Violation: Warning Letter
- Second Violation: \$100 fine
- Third/Continuous Violations: \$200 fine; maximum of \$1,200 for nonpayment

### **7. Noise**

- First Violation: Warning Letter
- Second Violation: \$100 fine
- Third/Continuous Violations: \$150 fine; maximum of \$900 for nonpayment

### **8. Animals**

- First Violation: Warning Letter
- Second Violation: \$100 fine
- Third/Continuous Violations: \$200 fine; maximum of \$1,200 for nonpayment.

### **9. Deliveries**

- First Violation: Warning Letter
- Second Violation: \$100 fine
- Third/Continuous Violations: \$150 fine; maximum of \$900 for nonpayment

### **10. Garbage**

- First Violation: Warning Letter
- Second Violation: \$100 fine
- Third/Continuous Violations: \$200 fine; maximum of \$1,200 for nonpayment

### **11. Water Outlets**

- First Violation: Warning Letter
- Second Violation: \$100 fine

- Third/Continuous Violations: \$200 fine; maximum of \$900 for nonpayment

## **12. Cooking on Porches and Private Patios**

- First Violation: Warning Letter
- Second Violation: \$100 fine
- Third/Continuous Violations: \$200 fine; maximum of \$1,200 for nonpayment

## **13. Parking and Vehicles**

- First Violation: Warning Letter
- Second Violation: \$100 fine
- Third/Continuous Violations: \$200 fine; maximum of \$1,200 for nonpayment

## **14. Use of Roofs**

- First Violation: Warning Letter
- Second Violation: \$150 fine
- Third/Continuous Violations: \$250 fine; maximum of \$1,500 for nonpayment

## **15. Terraces/Balconies**

- First Violation: Warning Letter
- Second Violation: \$100 fine
- Third/Continuous Violations: \$150 fine; maximum of \$900 for nonpayment.

## **16. Flammables**

- First Violation: Warning Letter
- Second Violation: \$150 fine
- Third/Continuous Violations: \$250 fine; maximum of \$1,500 for nonpayment

## **17. Satellite Dishes and Antennas**

- First Violation: Warning Letter
- Second Violation: \$100 fine
- Third/Continuous Violations: \$200 fine; maximum of \$1,200 for nonpayment

## **18. Traffic Regulations**

- First Violation: Warning Letter
- Second Violation: \$100 fine
- Third/Continuous Violations: \$150 fine; maximum of \$900 for nonpayment

## **19. Drainage Pattern**

- First Violation: Warning Letter
- Second Violation: \$100 fine
- Third/Continuous Violations: \$200 fine; maximum of \$1,200 for nonpayment

## **20. Construction**

- First Violation: Warning Letter
- Second Violation: \$200 fine
- Third/Continuous Violations: \$250 fine; maximum of \$1,500 for nonpayment

## **21. Landscaping**

- First Violation: Warning Letter
- Second Violation: \$100 fine
- Third/Continuous Violations: \$150 fine; maximum of \$900 for nonpayment

## **22. Uniformity**

- First Violation: Warning Letter
- Second Violation: \$100 fine
- Third/Continuous Violations: \$150 fine; maximum of \$900 for nonpayment

## **23. Nuisance**

- First Violation: Warning Letter
- Second Violation: \$100 fine
- Third/Continuous Violations: \$200 fine; maximum of \$1,200 for nonpayment

## **24. General Occupancy**

- First Violation: Warning Letter
- Second Violation: \$300 fine
- Third/Continuous Violations: \$400 fine; maximum of \$1,200 for nonpayment

## **25. Miscellaneous**

- First Violation: Warning Letter
- Second Violation: \$100 fine
- Third/Continuous Violations: \$200 fine; maximum of \$1,200 for nonpayment

Except as provided by Subsection (d) of the Texas Property Code, Chapter 209, Section 209.007, 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. The association shall hold a hearing 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. Not later than 10 days before the association holds a hearing under this section, the

association shall provide to an owner a packet containing all documents, photographs, and communications relating to the matter the association intends to introduce at the hearing. If the association does not provide a packet within the period described, an owner is entitled to an automatic 15-day postponement of the hearing. During a hearing, a member of the board or the association's designated representative shall first present the association's case against the owner. An owner or the owner's designated representative is entitled to present the owner's information and issues relevant to the appeal or dispute. An owner or property owners' association may use alternative dispute resolution services. A copy of this enforcement policy will be posted on an internet website maintained by Dana Properties who is the managing agent of Pueblo Condominiums.

This enforcement policy replaces any previous versions and is effective February 3, 2026.

PUEBLO CONDOMINIUMS HOME OWNERS ASSOCIATION