

Thunderbird Sutton Place Townhouse Association

In compliance with Texas Property Code, Chapter 209, Section 209.0061 and its purpose is to provide Owner's information on regarding the levying of fines by the property owners' association. Thunderbird Sutton Place Townhouse Association has created This enforcement policy, that includes general categories of restrictive covenants for which the association on may assess fines, a schedule of fines for each category of violation/offence 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 documents and/or Rules and regulations (Thunderbird Sutton Place Townhomes) that is not fitting of a specific category will be fined according to the schedule listed under 20. 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 on 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.

Categories and Schedule of Fines

1. Pool area and Pool rules

- First offense: Warning Letter and/or fine of \$200 to \$500 maximum
- Second offence: \$ 500 to \$1000 fine
- Third/Continuous Violations: \$ 1000 fine; maximum of \$1,500 per episode

2. Clubhouse/Party Room

- First offense: Warning Letter and/or fine of \$200 to \$500 maximum
- Second offence: \$ 500 to \$1000 fine
- Third/Continuous Violations: \$ 1000 fine; maximum of \$1,500

3. Signs and Exterior Attachments

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

4. Ventilation and HVAC

- First offense: Warning Letter and/or fine of \$200 to \$500 maximum
- Second offence: \$ 500 to \$1000 fine
- Third/Continuous Violations: \$ 1000 fine; maximum of \$7,000

5. Noise

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

6. Animals, Pet Policy and Dog Park

- First offence: Warning Letter
- Second offence: \$100 fine
- Third/Continuous Violations: \$200 fine; maximum of \$1,500

7. Garbage

- First Violation: Warning Letter
- Second Violation: \$100 fine
- Third/Continuous Violations: \$200 fine; maximum of \$1,500

8. Cooking on Balconies

- First offense: Warning Letter and/or fine of \$200 to \$500 maximum
- Second offence: \$ 500 to \$1000 fine
- Third/Continuous Violations: \$ 1000 fine; maximum of \$1,500

9. Parking and Vehicles

- First Violation: Warning Letter

- Second Violation: \$100 fine
- Third/Continuous Violations: \$200 fine; maximum of \$1,500

10. Use of Roofs

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

11. Patios/Balconies

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

12. Flammables

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

13. Construction

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

14. Landscaping

- First Violation: Warning Letter
- Second Violation: \$100 fine
- Third/Continuous Violations: \$150 fine; maximum of \$1,500

15. Uniformity

- First Violation: Warning Letter
- Second Violation: \$100 fine
- Third/Continuous Violations: \$150 fine; maximum of \$1,500

16. Nuisance

- First Violation: Warning Letter
- Second Violation: \$100 fine
- Third/Continuous Violations: \$200 fine; maximum of \$1,500

17. General Occupancy

- First offense: Warning Letter and/or fine of \$200 to \$500 maximum
- Second offence: \$ 500 to \$1000 fine
- Third/Continuous Violations: \$ 1000 fine; maximum of \$1,500 per week

18. Architectural Specifications

- First offense: Warning Letter and/or fine of \$200 to \$500 maximum
- Second offence: \$ 500 to \$1000 fine
- Third/Continuous Violations: \$ 1000 fine; maximum of \$1,500 per week

19. Miscellaneous

- First Violation: Warning Letter
- Second Violation: \$100 fine
- Third/Continuous Violations: \$200 fine; maximum of \$1,500

Except as provided by Subsection (d) of the Texas Property Code, Chapter 209, Sec on 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 Thunderbird Sutton Place Townhouse Association. This enforcement policy replaces any previous versions and is effective February 15, 2026.