

**SETTLERS ESTATES, SETTLERS MEADOWS
HOME OWNERS ASSOCIATION**

PO Box 1295
SEALY, TEXAS 77474

SESM HOA Schedule of fines pursuant to HB 614/Texas Property Code

Below are the fines that can/will be levied against uncured violations of the Covenants and Restrictions, of Settlers Estates and Settlers Meadows, as defined by House Bill 614 that took effect January 1st, 2024. All fines list can/will be charged plus costs incurred to cure the violation. Fines range from \$100, for the first offense, and escalate up to \$500.

SESM HOA Resolution Policy: The Board will, after notification of a violation, investigate said violation and either verbally or in writing, give the homeowner notice to cure the violation. Pursuant to the Texas Property Code, The HOA Board will give the Homeowner 30 days to correct the Violation. If, after 30 days, the violation is not corrected, The HOA Board may correct the violation per the Covenant and Restrictions, levy a fine listed below, or both. The Homeowner may request a hearing, that will be scheduled during the regularly scheduled Board Meetings, to resolve to violation and/or fines.

Section 1 – Land use and building type

\$100-\$500 Per Violation/Per Occurrence

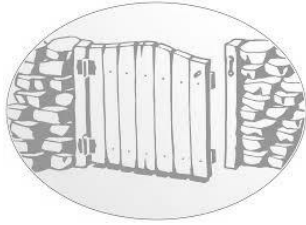
Section 2 – Architectural Control

\$100-\$500 Per Violation/Per Occurrence

Section 3 -Type of Construction Material and Landscaping

- a) Roof- \$100-\$500 Per Violation/Occurrence
- b) Landscape- \$100-\$500 Per Violation/Occurrence
- c) Air Conditioners - \$100-\$500 Per Violation/Occurrence
- d) Fence - \$100-\$500 Per Violation/Occurrence
- e) Brick Masonry - \$100-\$500 Per Violation/Occurrence
- f) Garages - \$100-\$500 Per Violation/Occurrence
- g) Driveways - \$100-\$500 Per Violation/Occurrence

Section 4 - Annoyances and Nuisances



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-
- a) \$100-\$500
 - b) Signs \$100-\$500

Section 5 - Temporary Structures

- a) \$100-\$500
- b) \$100-\$500

Section 8 - Visual Obstructions

\$100-\$500 Per Violation/Occurrence

Section 9 - Maximum Height of Antenna

\$100-\$500 Per Violation/Occurrence

Section 10 - Animal Husbandry

\$100-\$500 Per Violation/Occurrence

Section 11 - Burning and Burned Houses

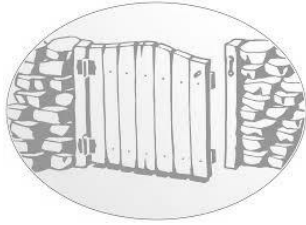
\$100-\$500

Section 16 - Multi Family

\$100-\$500

Article VI

Section 1 - Creation of Lien



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Failure to pay assessments \$100 fine, plus \$100 filing fee, plus \$100 certified letter fee. Also to include Attorney's Fee's and Interest of 8% Estates/6% Meadows

Section 2 - Annual Assessment

Failure to pay assessments \$100 fine, plus \$100 filing fee, \$100 certified letter fee. Also to include Attorney's Fee's and Interest of 8% Estates/6% Meadows

Section 3 - Special Assessment

Failure to pay any Special Assessments \$100 fine, plus \$100 filing fee, \$100 certified letter fee. Also to include Attorney's Fee's and Interest of 8% Estates/6% Meadows

Section 5 - Non Payment

Failure to pay assessments \$100 fine, plus \$100 filing fee, \$100 certified letter fee. Also to include Attorney's Fee's and Interest of 8% Estates/6% Meadows

Other Fees

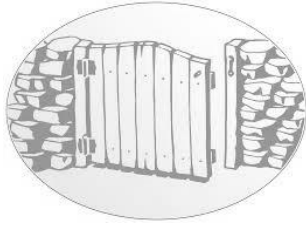
Late Fee = \$100

Filing Fee = \$100

Certified Letter Fee = \$100

Attorney's Fees = Actual Amount Charged by the HOA Attorney

Court Cost = Actual Amount Charged by Associated Court



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Below is a copy of the House Bill that took effect January 1st, 2024.

H.B. No. 614

AN ACT

relating to property owners' association fines.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Chapter 209, Property Code, is amended by adding Section 209.0061 to read as follows:

Sec. 209.0061. ASSOCIATION POLICY; FINES. (a) This section does not apply to a property owners' association that is not authorized by the association's dedicatory instrument to levy a fine.

(b) A property owners' association board shall adopt an enforcement policy regarding the levying of fines by the property owners' association. The policy must include:

(1) general categories of restrictive covenants for which the association may assess fines;

(2) a schedule of fines for each category of violation; and

(3) information regarding hearings described by Section 209.007.

(c) The enforcement policy adopted pursuant to Subsection

(b) may reserve the board's authority to levy a fine from the schedule of fines that varies on a case-by-case basis.

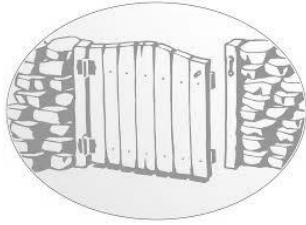
(d) Each property owners' association shall:

(1) provide a copy of the policy to an owner of each property in the subdivision by:

(A) posting the policy on an Internet website

maintained by the property owners' association or an agent acting on behalf of the association and accessible to members of the association; or

(B) annually sending a copy of the policy, separately or included in routine communication from the property



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owners' association to property owners, by:

(i) hand delivery to the owner;

(ii) first class mail to the owner's last
known mailing address; or

(iii) e-mail to an e-mail address provided
to the property owners' association by the owner; and

(2) make the policy available on any publicly
accessible Internet website maintained by the property owners'
association or an agent acting on behalf of the association.

SECTION 2. Section 209.0061, Property Code, as added by
this Act, applies only to a fine that becomes due on or after the
effective date of this Act. A fine that becomes due before the
effective date of this Act is governed by the law in effect
immediately before the effective date of this Act, and that law is
continued in effect for that purpose.

SECTION 3. This Act takes effect January 1, 2024.

President of the Senate

Speaker of the House

I certify that H.B. No. 614 was passed by the House on May 9,
2023, by the following vote: Yeas 138, Nays 1, 2 present, not
voting.

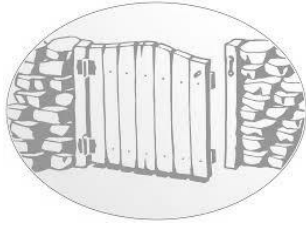
Chief Clerk of the House

I certify that H.B. No. 614 was passed by the Senate on May
23, 2023, by the following vote: Yeas 31, Nays 0.

Secretary of the Senate

APPROVED: _____
Date

Governor



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