The following fines will be assessed for Violations of PLOA By-Laws and Deed Restrictions:

**$250 Construction and use of property violations (such as residence less than 480 square feet, commercial use, using trailer or “temporary dwelling” as a residence, and any other violation of Deed Restrictions or similar By-Law provision).**

**$300 + repair cost** **Damage/break any item in or associated with the Park/Clubhouse/gate/community property, etc., per incident. The lot owner associated with the damage will be assessed a fine plus the actual cost of repair.**

**$25 First incident/**

**$50 for additional incidents Loose or nuisance dog, per incident**

**$100 All other By-law and /or Deed Restriction violations shall be subject to a fine per lot or Occurrence as determined by the Board of Directors.**

Pursuant to Texas Property Code, Section 209.0061, the Association reserves the Board’s authority to levy a fine from the schedule of fines that varies on a case-by-case basis.

Upon notice of any By-Laws or Deed Restriction violation, and to avoid further action or fine, the owner must (1) correct the violation within 30 days of the notice, (2) provide a written description of their plan to remedy the violation for approval to the board of directors, or (3) schedule a hearing date to discuss the violation.

If the violation is not corrected or the owner has not contacted the PLOA Board of Directors to seek a remedy, a fine will be assessed. If the violation continues to be unresolved, a fine will be assessed monthly until there is a resolution.

Property owners are responsible for any fines assessed to their tenants. (Owners are determined by the Hunt County Tax Rolls).

Liens will be filed against property owners who do not keep up their lots or have unpaid dues as of December of each year. Filing fees and attorney fees will be added to the lien.

The by-laws and deed restrictions subject to the above fine/fee schedule are subject to the applicable provisions of the Texas Property Code, as amended. If any portion of the by-laws or deed restrictions conflicts with the Texas Property Code, the provisions of the Texas Property Code shall control. Should any portion of the by-laws or deed restrictions become void, illegal, or unenforceable due to said conflict with Texas law, the corresponding fine/fee for violation of any voided by-law or deed restriction provision shall also be null and void.

The owner(s) of the property may have special rights or relief under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. app. Section 501 ET seq), if one or more of the owners is serving on active military duty. In such case, please alert us immediately.