

CYPRESS CROSSING OFFICE CONDOMINIUM ASSOCIATION, INC.

DUMPSTER RULES AND FINE POLICY

STATE OF TEXAS §

§

COUNTY OF HARRIS §

WHEREAS, Cypress Crossing Office Condominium Association, Inc. (the "Association"), a Texas nonprofit corporation, is the governing entity for Cypress Crossing Office Condominium, a Condominium Regime located in Harris County, Texas, according to the "Declaration of Condominium" recorded under Clerk's Film Code No. 216675 of the Condominium Records of Harris County, Texas (the "Condominium"); and

WHEREAS, the Declaration of Condominium authorizes the Board of Directors to institute Rules and Regulations, including provisions for assessing fines for violations of the Condominium Documents; and

WHEREAS, Texas Property Code §82.102(a)(12) provides that the Association, acting through its Board of Directors may, after notice and opportunity to be heard are given, impose reasonable fines for violations of the declaration, bylaws, and rules of the association; and

WHEREAS, the Association, acting through its Board of Directors (the "Board") desires to adopt uniform policies and procedures concerning the imposition of reasonable fines for violations of the Condominium Documents, as that term is defined by the Declaration of Condominium; and

NOW, THEREFORE, in accordance with the foregoing, and as evidenced by the certification hereto, the Association hereby adopts the following Dumpster Rules and Fine Policy:

1. No Owner [including their tenant(s), occupants(s), guest(s) and invitee(s)] shall dispose of trash, waste, rubbish or discarded items ("Trash") on Condominium Property except within the dumpsters located at the Condominium Property; Trash shall not be placed next to or in the general vicinity of the dumpsters.
2. When disposing of cardboard boxes, Owners shall first break-down the boxes so they are flat, before placing the boxes inside the dumpsters, so as not to take up excessive space within the dumpsters.
3. When disposing of Trash in the dumpsters, Owners shall take care that all such items, including any loose packaging items, papers, and similar material are secure in the dumpster such that they do not fall out or blow away from the inside of the dumpster.
4. If a dumpster is full, Owners must dispose of Trash outside of the Condominium Property, or wait until the dumpster is picked up before disposing of any items.

5. Violation of any of the foregoing Rules shall result in a fine of \$250.00 per violation and per occurrence. For each additional violation or occurrence within any 12 month period, the fine amount shall continue to increase by \$150.00.
6. In accordance with Texas Property Code §82.102(d), before the Association may levy the fine, the Association will give the Owner written notice that:
 - a. describes the violation and states the amount of the proposed fine;
 - b. states that not later than the 30th day after the date of the notice, the Owner may request a hearing before the board to contest the fine; and
 - c. allows the Owner a reasonable time, by a specified date, to cure the violation and avoid the fine unless the Owner was given notice and reasonable opportunity to cure a similar violation within the preceding 12 months.
7. Each Owner shall be responsible for ensuring that the Owner, their tenant(s), occupants(s), guest(s) and invitee(s) comply with the provisions of this instrument. In the event an Owner, tenant, occupant, guest or invitee, violates any of the provisions hereof, the Board may impose a fine as described below upon the associated Owner, and such fine shall be assessed against the Owner's Unit, and secured in the same manner as the security for assessments, as provided for in the Declaration.

[CERTIFICATION AND ACKNOWLEDGEMENT FOLLOW]

CERTIFICATION

"I the undersigned, being a Director of Cypress Crossing Office Condominium Association, Inc., hereby certify that the foregoing Dumpster Rules and Fine Policy were approved by a majority of the Association's Board of Directors at an open Board Meeting, properly noticed to the Members, at which a quorum of the Board was present."

By: *James Garner*

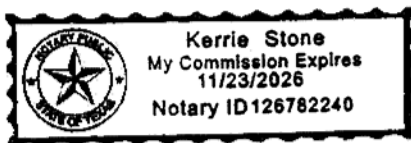
Print Name: James Garner Title: President

ACKNOWLEDGEMENT

STATE OF TEXAS §
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BEFORE ME, the undersigned authority, on this day personally appeared the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that he is the person who signed the foregoing document in his representative capacity and that the statements contained therein are true and correct.

Given under my hand and seal of office this the 20 day of October, 2023.



Kerrie Stone
Notary Public, State of Texas

E-RECORDED BY:
HOLT & YOUNG, P.C.
9821 Katy Freeway, Ste. 350
Houston, Texas 77024

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Pages 4
10/27/2023 09:28 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$26.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically
and any blackouts, additions or changes were present
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or
use of the described real property because of color or
race is invalid and unenforceable under federal law.
THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in
File Number Sequence on the date and at the time stamped
hereon by me; and was duly RECORDED in the Official
Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

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