



Reata Ranch HOA, Inc

reataranchweatherford.org

P.O. Box 4

Weatherford, Texas 76088

A G E N D A

Meeting Date/Time: December 19, 2025; 5:30 p.m.

Meeting: Annual Membership Meeting

Meeting Location: The Gathering Church, 101 Adell Road, Weatherford, TX 76088

Zoom Video Conference (Recorded): Zoom Link:

Meeting URL:	https://us02web.zoom.us/j/81415861754?from=addon
Meeting ID:	814 1586 1754
One tap mobile (dial in):	US: +13462487799,,81415861754# or +12532158782,,81415861754#

1. Call to Order:

Present:

Absent:

Residents in Attendance (headcount): _____

2. Approval of Agenda: Distribution and posting of the Agenda occurred on 12-9-25. Request to approve Agenda (items included and order of). Comments. Motion.

3. Approval of Minutes from October 20, 2025. Distribution and posting of the Minutes occurred on 12-9-25. Request to approve Minutes with correction(s) and/or additions. Comments. Motion.

4. President's Report:

5. Vice President's Report:

6. Treasurer's Report:

Interim Secretary/Treasurer, Julie Carter will review the following:

HOA Association Checking/Debit cards previously issued to resigning HOA Board member have been reportedly destroyed.

The following is the yearend financial report.

Total Income since 10-20-25: \$ 0.00

Total Expenses since 10-20-25: \$570.96

Bank Balance 11-1-2025 (Checking): \$324.41

Motion to accept the Report. Comments. Motion.

7. Committee Reports:

A. RRC: Matt Zavadsky, Interim Chair:

8. Old Business:

A. HOA surplus inventory from HOA projects is available for review. The HOA Inventory Report shall be posted on the new website.

B. 2025/2026 Membership Roster. Some modifications have occurred since the last distribution. Copies are included in the public packet available tonight. The current Membership Roster is now available and shall be posted on the new website.

9. New Business:

A. Election Results (Election Buddy)

Nominations for Board of Directors opened November 11, 2025, as included HOA President's Open Letter to community sent via e-mail. On 12-1-25 Interim Secretary/Treasurer noticed the membership via email of the nomination period remained open until 12-7-25 and the Board's decision to use an electronic voting system. On 12-8-25 the election period opened. On 12-15-25 the election period closed. The results of the Reata Ranch HOA, Inc 2026 Board elections are as follows below. Request to ratify Results. Comments. Motion.

President: XX Votes:

Vice President XX Votes:

Secretary/Treasurer XX Votes:

1. 2026 Swearing In Of Officers:

It is with great pleasure we present and swear-in the 2026 Reata Ranch HOA, Inc. Board of Directors. Join with me in congratulating your new Board. Comments. Motion.

President:

Vice President:

Secretary/Treasurer:

B. Approval Amended Bylaws: The Bylaws were amended in consultation with the HOA's legal representative. Distribution and posting of the revised Bylaws occurred on 12-9-25. Request to approve First Amended Bylaws. Comments: Motion.

C. Community Poll Vote Results: The community poll was open to membership voting from December 8th through December 15th. The following are the results from the electronic vote. Yes ____ No _____. Discussion. Request to ratify Community Poll Results. Comments. Motion.

D. 2026 Budget Adoption. The 2026 Budget was developed in consultation with the outgoing HOA Treasurer. The proposed 2026 Budget was distributed and posted on 12-9-25. The 2026 HOA dues amount is \$600. As a reminder dues are due by Jan 1. Penalties for late Due payment(s) are outlined in the Association's Fee Schedule. Request to approve. Comments. Motion.

E. HOA Insurance (D&O) Approval. As recommended by the HOA's legal representative and required by the Texas Property Code the HOA Board secured Directors & Officers Insurance from State Farm. This type of insurance protects the HOA from several serious types of liability claims. The cost to secure the policy premium is included in the 2026 Budget. Request to ratify the binding of coverage. Comments. Motion.

F. Fee Schedule Adoption. As recommended by the HOA's legal representative and required by the Texas Property Code the HOA Board developed a schedule to address common violations. The proposed Fee Schedule was distributed and posted on 12-9-25. Request to approve. Comments. Motion.

10. Membership Comments: All members are welcome to speak. Out of respect to everyone, comments should be limited to 3 minutes. The HOA Board may respond to member comments immediately or defer a response to a latter date. Membership comments shall be summarized in meeting minutes.

11. Adjourn. Motion/Time.

The next Regular Meeting the the 2026 HOA Board of Directors will be March 26, 2026. Time and Place TBD. Everyone Welcome.



Reata Ranch HOA, Inc

reataranchweatherford.org

MINUTES

Meeting Date: October 20, 2025

Meeting Location: The Gathering Church, 101 Adell Road, Weatherford, TX 76088
Zoom Video Conference (Recorded)

Board Meeting Attendees: All Present. Richard Reeder, President; Tim Spicer, Vice President; Rebekah Tackett, Secretary/Treasurer; Britany Rice, Secretary/Treasurer

Absent: None

Legal Representative: Jordyn J. Christian-Gingras of JCG legal Group, PLLC

Residents in Attendance: Diane & Mike McClellan, Jaque & Ben Tackett, Altria Reeder, Ruth & Ray O'Dell, Kimberly & Mike Wylie, Sandy Graham, Senchu & Nagi Punyamurthula, Jessica Plummer, Allison Phelps, Crystal Kinler, Trint Davenport, Amber Lee, Kat Woodruff, Bryanna Spicer, Jessica & Mathew Plummer, Kimberly & Jimmy Waters. Zoom Attendees: Alexis Brock, Julie Carter, George Delfabro, Nelly Gallegos, Matt Zavadsky, Tessa Zavadsky,

Membership Voting Quorum: 80%; 28 out of 35.

Call to Order: The meeting was called to order at 6:34 p.m.

Approval of Agenda: None

Approval of Minutes: None

Presidents Report: Richard opened the meeting welcomed and thanked everyone for their attendance.

Treasurer's Report: Brittany Rice gave the following report

- I. Balance as of July 2025 (Biannual Meeting): \$ 895.37
- II. Total Expenditures since last meeting: \$ 349.50
- III. Total Income since last meeting: \$ 535.00
- IV. Current Balance: \$ 895.37
- V. Projected 2026 Income: \$14,540.00

The Treasurer gave the following reasons for lower income projected in 2026.

Baumgartner paid dues in July 2025; O'Dells received \$100 off dues for water usage to front entrance; Rice's contributed \$360 towards Adobe & Google services for Board; Spicer's contributed \$1,102.96 in August for an additional street sign.

Committee Reports: None

Old Business: None

New Business:

The Board recommended the retention of an attorney to respond to a Demand Letter received, assist in reviewing and revising HOA Bylaws, CCRs, and general HOA Board procedures. Ms. Jordyn Christian was introduced as the selected attorney by the Board. Ms. Christian gave a brief history of her practice she reminded everyone that she represents the entire membership and welcomed calls and emails from anyone.

Motion to approve Rebekah Tackett; Second: Britany Rice. Unanimously approved by HOA Board.

Additional Item: Secretary/Treasurer brought forward an item entitled Variance Agreement - Reata Ranch. The item was not added to the meeting agenda. She describe the item. No document was distributed or reviewed by HOA Board, HOA Legal representative, or HOA Members. Several HOA members spoke on the matter.

Comments: (Citizen Open Forum): The following HOA members spoke Allison Phelps introduced herself, Mike Wylie questioned the Board about the original development of the HOA documents previously stated that they were developed by another attorney; discussion ensued.

Adjourn: Motion to adjourn meeting at 7:48 p.m. was made by Rebekah Tackett and Second by Brittany Rice. Unanimously approved by HOA Board.

Respectfully submitted,

Julie E. Carter
Interim Secretary/Treasurer

Create a Webfile Account Step-by-Step



HOA Ledger for 2025



HOA Ledger for 2025.xlsx

Open in App

A	B	C	D	E
72	Check received to reimburse Reata Ranch HOA for damage to stone walls damaged by Peaster ISD bus driver	\$600.00		
73	Mail key deposit	\$35.00		
74	Balance as of 10/20/25	\$895.37		
75	USPS PO Box	(\$96.00)		
76	Donation to The Gathering at Adell for using their space for HOA October members meeting	(\$100.00)		
77	PO Box Return	\$48.00		
78	R. Reeder- Reimbursement for PO Box	(\$74.00)		
79	*Pending- ask Rich*	(\$188.35)		
80	*Pending- ask Rich*	(\$13.96)		
81				
82	December			
83				
84				
85				
86				
87	\$1,102.96. This amount will be applied to their 2026 dues and the remaining amount of \$602.96 will be refunded to them once 2026 dues are collected.			
88				
89				
90				
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**

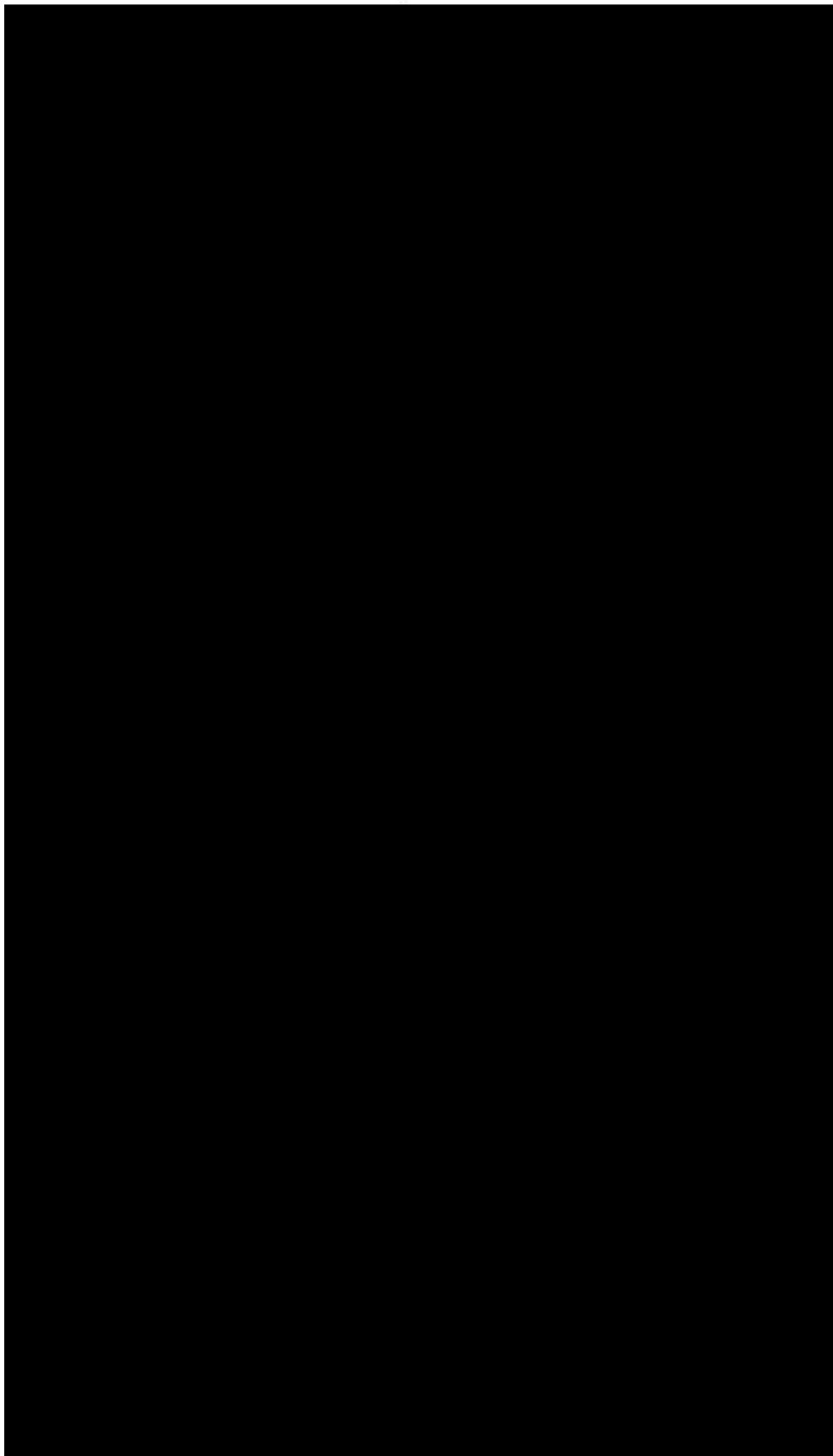
Sheet1

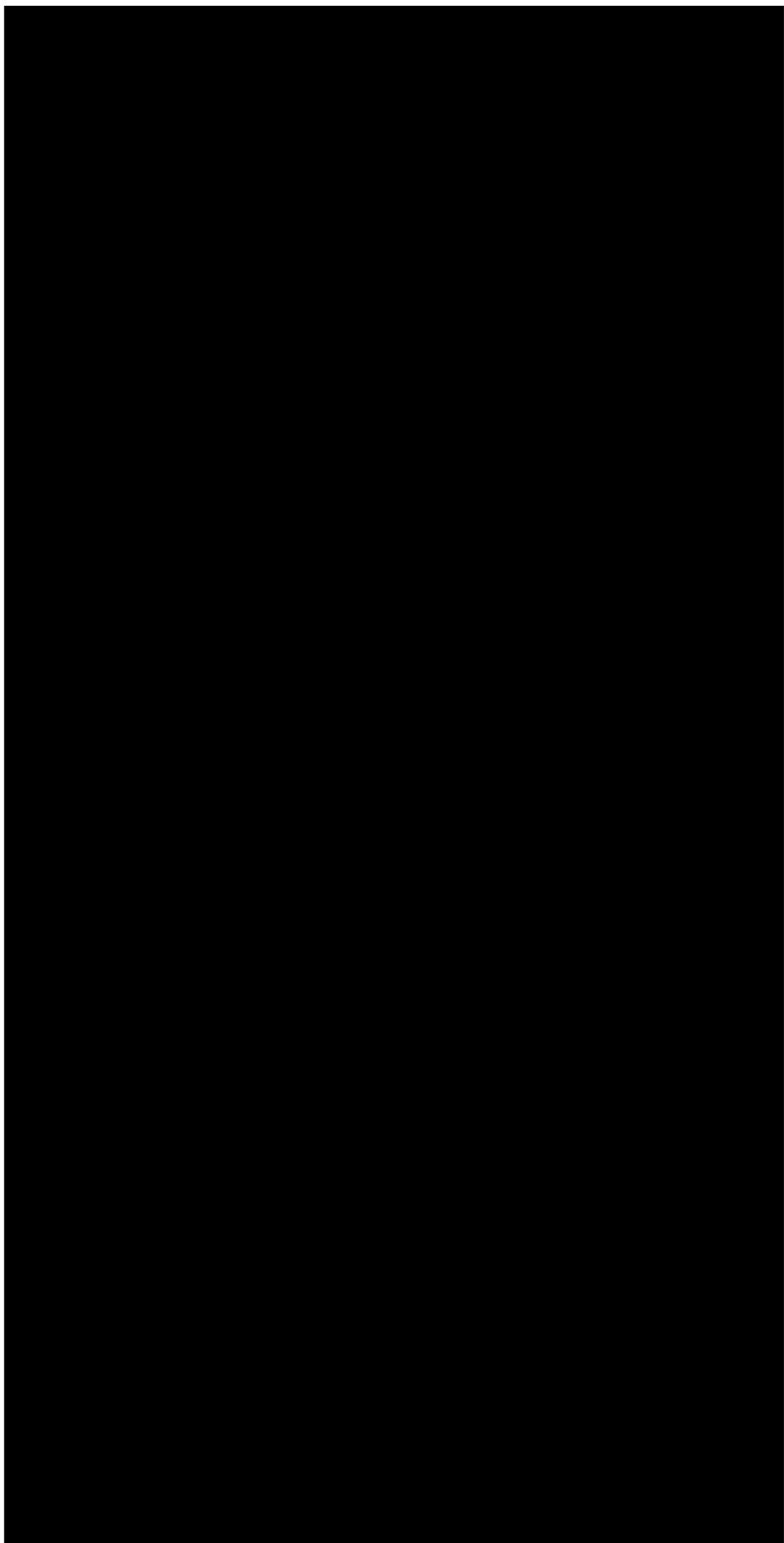


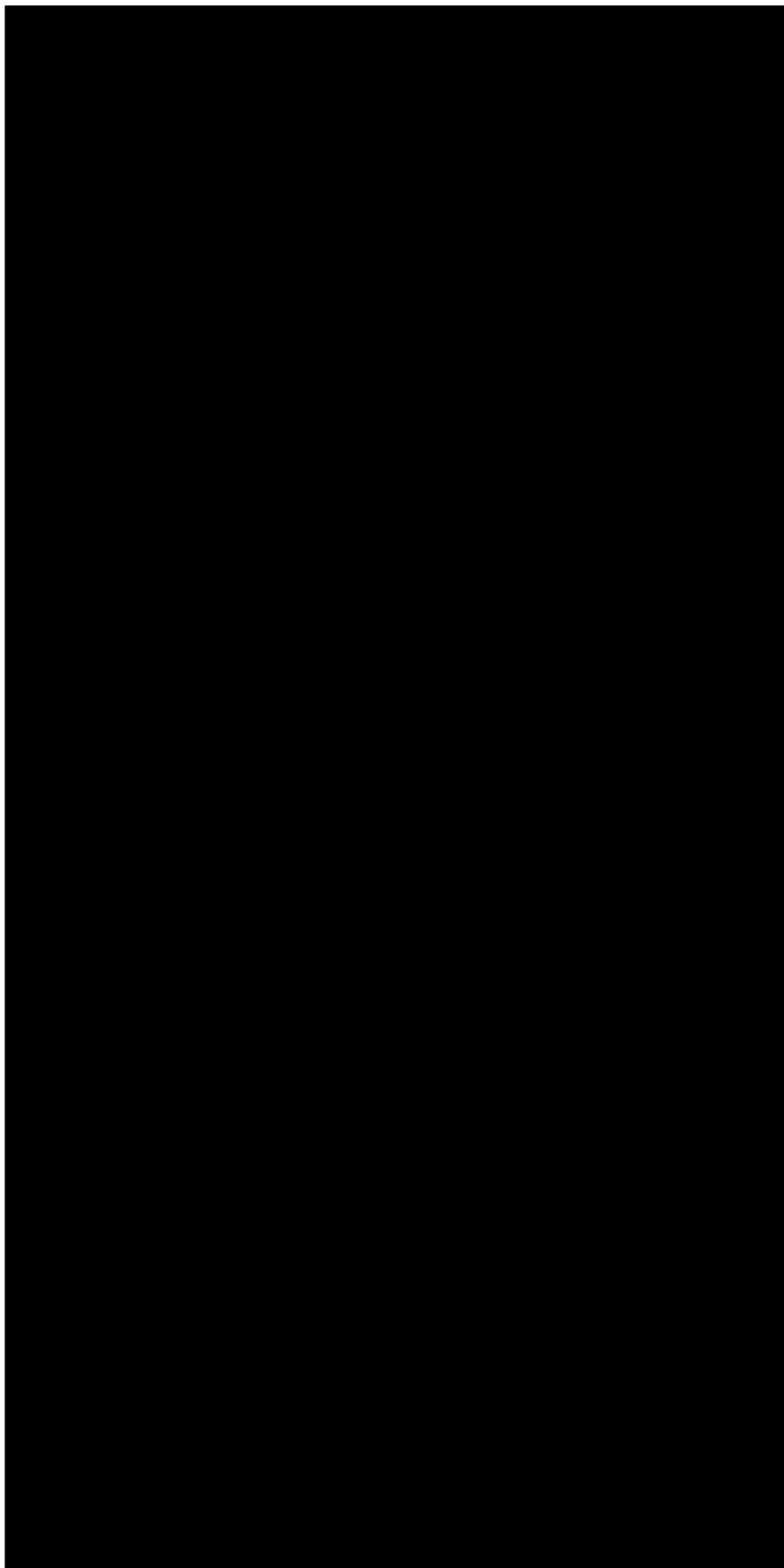
REATA RANCH HOA, INC. SURPLUS PROPERTY SCHEDULE

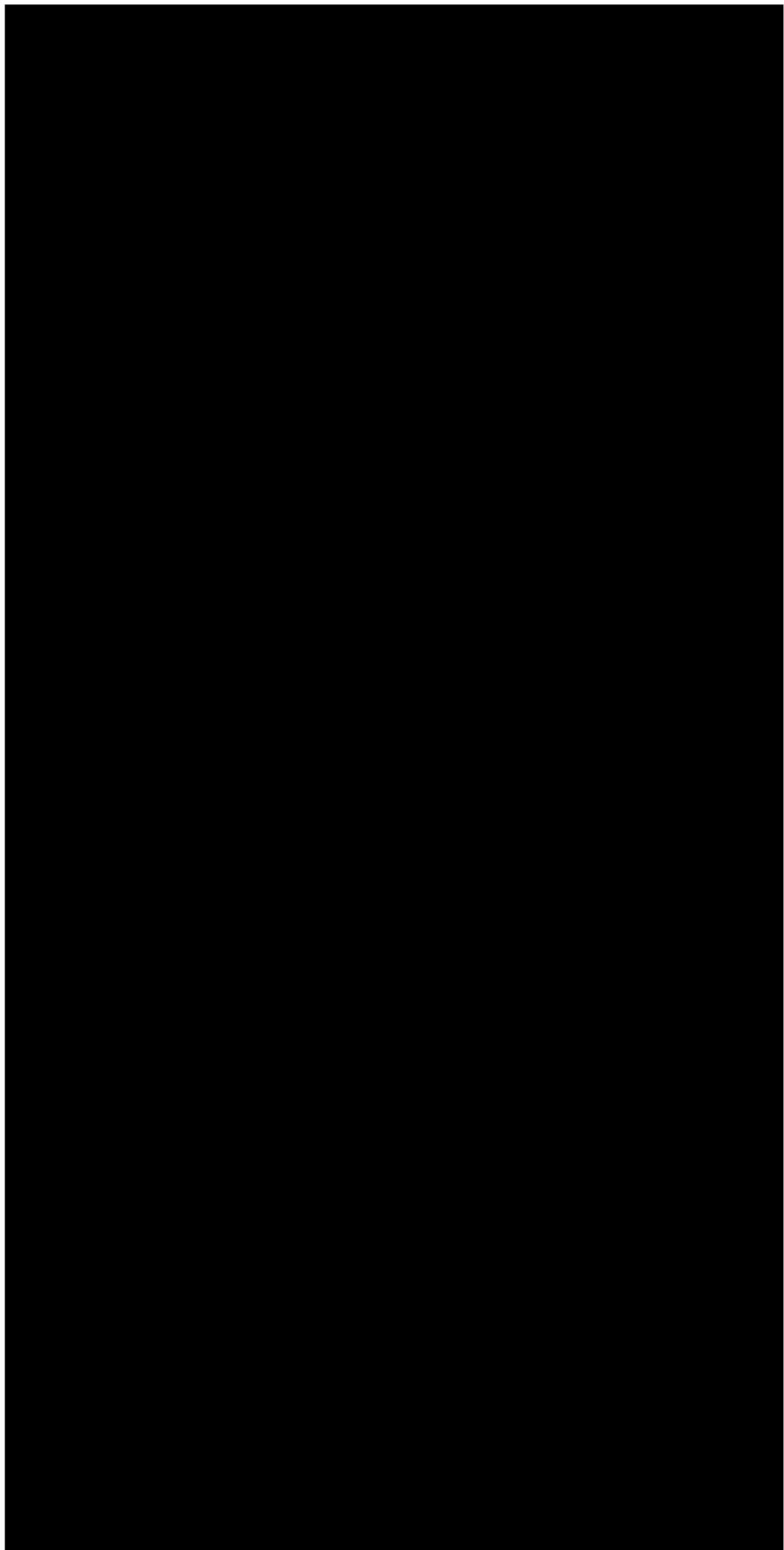
YEAR	Product	Amount	Storage Location
2023	NONE		
2024	NONE		
2025	Flagstone	2 Pallets	Backyard of lot L20B2; 215 Reata Ranch

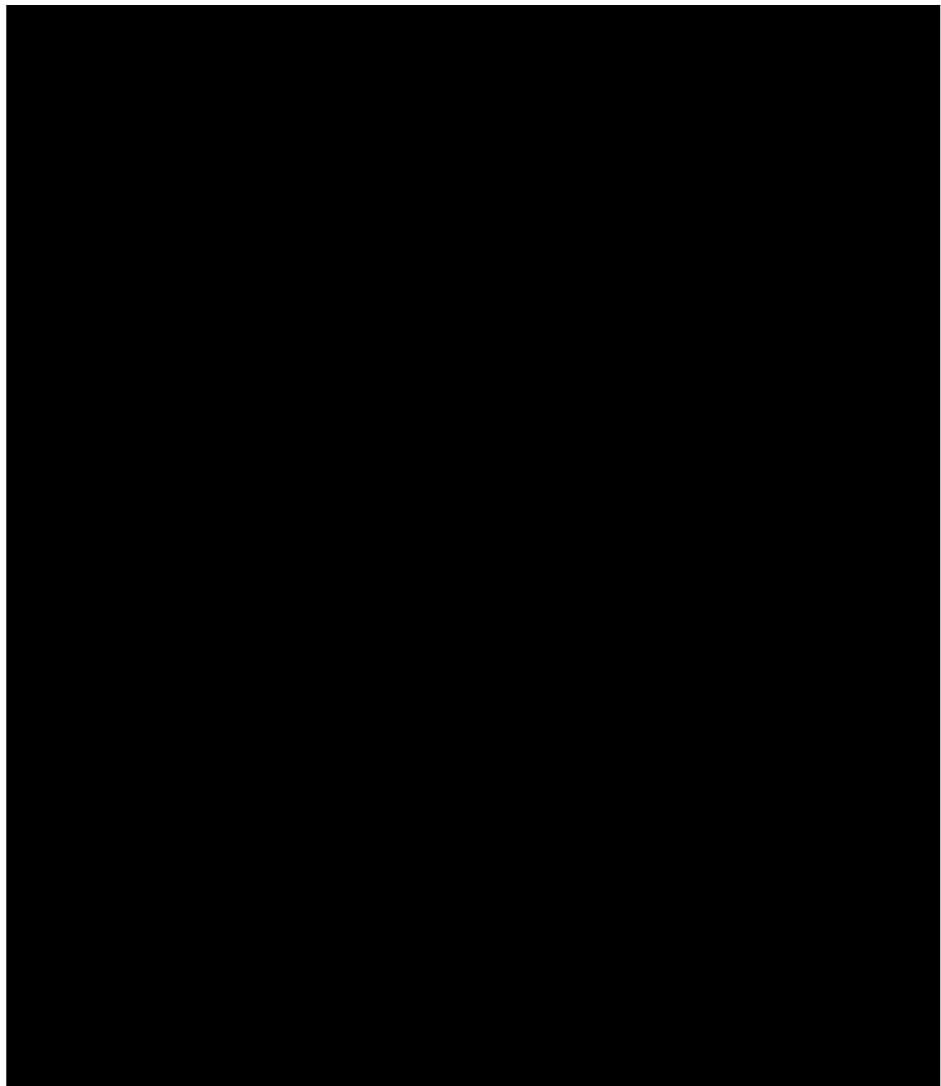
Reata Ranch HOA, Inc Members List











First Amended REATA RANCH HOA, INC BYLAWS

reataranchweatherford.org

ARTICLE I

GENERAL PROVISIONS

1.1 Name and Location. The name of the association is Reata Ranch HOA, Inc. (the "Association.") Mailing address is P.O. Box 4, Weatherford, TX, 76088. Meetings of Members and Board of Directors may be held within the state of Texas, County of Parker, as may be designated by the Board of Directors.

1.2 Dissemination of Information. All Members shall be notified of meetings and relevant HOA business through email addresses members provide to the HOA, and through the Reata Ranch HOA, Inc. website reataranchweatherford.org.

1.3 Definitions. The terms which are used in these Bylaws shall have the meanings set forth in the Association's Declaration of Covenants, Conditions, and Restrictions (CCRs).

1.4 Fiscal Year. The fiscal year of the Association begins on the date of incorporation and each and every subsequent year shall begin on the 1st of January and end on the 31st of December.

1.5 Conflict. In the case of any conflict, the (1) provisions of State Law, (2) Articles of Incorporation (3) Association's CCRs (4) Association Bylaws (5) adopted Rules & Policies shall prevail in that order.

1.6 Dues/Assessments. Dues or any fee assessment may be paid via the website payment link (includes a convenience fee), or by check Payable to Reata Ranch HOA or Cash and delivered to the Secretary/Treasurer. Annual dues are due by Jan 1 each year. They shall be considered late on Jan 11. A late fee as adopted the Reata Ranch Fee Schedule shall be assessed every sever (7) days thereafter until paid, in full, and shall be considered delinquent.

1.7 Members and Membership. As defined in CCRs.

1.8 Communication. Communication with the HOA (questions, comments, suggestions, opinions, concerns, issues or complaints) should be sent using the "Contact Us" link on the HOA's website reataranchweatherford.org. Communication cannot be sent anonymously if Member would like the HOA to consider or take action. Communication can be sent, and noted within the message, "sender to remain anonymous" and sender shall be kept confidential regarding the situation/circumstances so as to protect the sender from any potential neighbor(s) retaliation. HOA shall be prudent in all communication it receives.

ARTICLE II

MEETINGS

2.1 Annual Member Meetings. The Association's annual meeting of the Members shall be held each year at such place and time as the Board of Directors may designate. The purpose of the annual meeting shall be to elect the board of directors, approve of the annual budget, update the members on previous and future community plans, make decisions regarding the association, and for any other association affairs that may come up. Notices of meetings shall be emailed to all Members of the Association and posted on the reataranchweatherford.org website at least ten (10) days before the meeting. A virtual attendance option shall be made available.

2.2 Regular Board Meetings. A regular meeting of the board shall be held twice a year. Notice and agenda of such meetings shall be e-mailed to all Members and posted on the HOA website a minimum of ten (10) days prior to the meeting taking place. A virtual attendance option shall be made available for Members opting to attend. Minutes, once approved and adopted, shall be emailed to all Members and posted on HOA Website.

2.3 Executive Sessions. The board may adjourn a public, regular or special meeting of the board and convene in a confidential Executive Session consisting of only board members. Topics that may be discussed in closed executive sessions are listed in the Texas Property Code, Section 209.0051(c). If the board takes action, or approves any expenditure in an Executive Session, the action shall be summarized and added to the minutes in a way that does not breach the confidentiality of all persons involved.

2.4 Special Meetings. Special meetings of the Members may be called by the President, the Board of Directors, or written request of the majority of Members of the Association, at any time. The purpose of the meeting shall be stated in the call to the meeting. Membership notice shall be given to Members of the Association via email and on the HOA website per timelines as defined in the Texas Property Code. Special meetings shall only be utilized to address specific, urgent or time-sensitive matters which should not be postponed until the next Regular Board Meeting.

2.5 Emergency Meetings. Emergency meetings may be called by the President or any other board members. Advance notice is waived due to the emergency nature of the situation. As defined in the Texas Property Code, emergency meeting minutes shall be provided to Members of the Association by email and posting on the HOA website. Emergency meetings shall only be utilized to address items such as natural disaster, urgent repairs or impending litigation.

2.6 Eligibility to Vote. Members of the Association shall be entitled to (1) vote, (2) hold elective or appointive office, and (3) serve on committees as may be established.

2.7 Quorum for Board Meetings. Two Board Members of the Association shall constitute a quorum for meetings of the Board.

2.8 Quorum for Association Meetings. As defined in the Texas Property Code. A quorum is ten percent (10%) of the association's members entitled to vote unless the CCR's specify otherwise.

2.9 Action of the Board. The action of the Board of Directors shall be adopted, if the required quorum is present at the time of the vote, unless otherwise required by law.

2.10 Action Without A Meeting. An action that is required or permitted to be taken by the Board of Directors or any committee under these Bylaws, the Articles, or the CCRs may be taken without a meeting only if written unanimous consent in lieu of a meeting is obtained.

ARTICLE III

BOARD OF DIRECTORS

3.1 Composition. The Association's Board of Directors shall be composed of the elected officers. The total number of directors to constitute the entire board shall be three (3).

3.2 Powers. The Board of Directors shall have all the powers and rights necessary to administer the Association's affairs and to perform the Association's responsibilities and to exercise its rights as set forth in these Bylaws, the Association's CCRs and the Articles of Incorporation provided that such rights and powers are not inconsistent with the provisions of state laws. In particular, but not limited to, the Board of Directors have the power to:

- A. manage, control and restrict the use of the Common Areas of the community and the conduct of the Association Members and their guests (to include builders) by adopting and publishing rules and regulations, and establishing a fee schedule to enforce any lack of compliance; and
- B. exercise all powers and duties not reserved to the Membership and authorized by these Bylaws, Articles of Incorporation or the CCRs; and
- C. create a vacancy of the office of a Member of the Board of Directors in the event of a Board Member's two (2) consecutive unexcused absences to the regular meetings of the Board of Directors; and
- D. employ and supervise managers, attorneys, independent contractors, or such other employees as the Board of Directors may deem necessary to perform its functions.

3.3 Duties. It shall be the Board of Directors' responsibility to:

- A. maintain a complete and detailed record of all the Association's transactions and acts and furnish said records to the Members when such records are requested in writing by Members who are entitled to vote; and
- B. supervise the Association's officers, employees, and volunteers to ensure proper and ethical performance of the assigned duties; and
- C. As for fully provided in the CCRs to:
 1. impose the contractual maintenance as per the CCRs and other assessments against each Lot/Home and the maintaining thereof; and
 2. send written notice of each assessment to all Members of the Association, excluding dues as those are understood to be due annually by January 1, per the CCRs; and
 3. issue, or to cause an appropriate officer to issue, upon demand by a Member disclosure packet pursuant to state law; and
 4. maintain adequate liability and hazard insurance on all property owned by the Association; and
 5. indemnify a past or present director, officer or committee Member of the Association to the extent such indemnity is required or permitted by state law, the Articles, the CCRs or these Bylaws; and
 6. cause the Common Areas to be maintained.

3.4 Compensation. No director or officer shall receive compensation for their services. However, by resolution the Board of Directors may be reimbursed for actual expenses incurred in the performance of their duties.

3.5 Removal of Officers or Directors. The Texas Property Code shall follow regarding the removal of any Office or Director. In event of the death, resignation, or removal of an officer, the board in its discretion may elect or appoint a successor to fill the unexpired term.

3.6 Resignation. A director may resign at any time by giving written notice to the Board of Directors and the resignation shall take effect upon receipt of said notice, unless stated otherwise.

ARTICLE IV

OFFICERS AND THEIR DUTIES

4.1 Officers. The officers of the Association shall be the President, Vice-President, and Secretary/Treasurer.

4.2 Term of Office. Officers shall assume their duties at the close of the meeting at which they are elected. Officers shall serve for a minimum term of at least one (1) year, and thereafter until their successors are elected and sworn in office at the annual meeting.

4.3 Vacancy in Office. A vacancy in any office except President shall be filled by the Board of Directors.

4.4 Duties. Officers shall perform the duties provided in this section and such other duties as are prescribed for the office in these Bylaws.

A. President. The President shall be the chief executive officer of the corporation and shall preside at all by meetings of the Members and of the board to ensure that all orders and resolutions of the board are carried into effect.

B. Vice-President. During the absence or disability of the President, the Vice-President shall have all the powers and functions of the President and perform such duties as the board shall prescribe.

C. Secretary/Treasurer. The Secretary/Treasurer shall:

1. attend all meetings of the Association; and
2. record all votes and minutes of all proceedings in a book to be kept for that purpose; and
3. give or cause to be given notice of all meetings of Members and of special meetings of the board; and
4. keep in safe custody the seal of the corporation and affix it to any instrument when authorized by the board; and
5. be responsible for preparing and making available a list of Association Members entitled to vote, indicating the names and addresses at each membership meeting; and
6. maintain all the Association documents and records in a proper and safe manner as required by state law; and
7. perform such other duties as may be prescribed by the board and request assistance from other board members in carrying out said duties; and
8. have the custody of the Association funds and securities; and
9. maintain complete and accurate accounts of receipts and disbursements in the Association books; and
10. deposit all money and other valuables in the name and to the credit of the Association in such depositories as may be designated by the board; and
11. disburse the funds of the Association as may be ordered or authorized by the board and preserve proper vouchers for such disbursements; and
12. prepare, or cause to be prepared, the annual benefit report and any required tax returns; and
13. render to the President and board at the regular meetings of the board, or whenever they require it, an account of all his transactions as Treasurer and of the financial condition of the Association; and
14. render a full financial report at the annual meeting of the Members if so requested; and
15. be furnished by all Association officers and agents by request, with such reports and statements as may require as to all financial transactions of the Association; and

4.5 Election Procedures. Elections of board members shall take place annually and officers elect are sworn in at the annual meeting.

4.6 Election Process. The election of Board Members shall be consistent with the Texas Property Code. Members shall be notified in writing of board officer positions. Members may nominate themselves or other members for any positions and voting on those nominees to be elected. All voting shall be in writing (via email or ballot service) directly from said member(s) and as per the CCRs. Secretary/Treasurer shall keep a confidential record of all votes, with final results emailed to all members no later than Dec 31st.

4.7 Election of Board President. Board President may only be elected by the Members. In the event of a vacancy of this position, Vice President shall assume the role until election process may occur.

ARTICLE V COMMITTEES

The Board of Directors may designate committees comprised of Members of the HOA to perform special functions by resolution adopted by a majority of the entire board or as per the CCRs. Such committee(s) shall serve at the pleasure of the board.

ARTICLE VI BOOKS AND RECORDS

The Association's books, records and documents shall at all times, during reasonable business hours, be subject to inspection by any Member at the principal office of the Association where copies may be purchased at a reasonable cost. Furthermore, all outgoing officers, directors, employees or committee members must relinquish all official documents, records, and any materials and property of the Association in his or her possession or under his or her control to the newly elected members within seven (7) days after the election.

ARTICLE VII AMENDMENTS

7.1 Amendment. These Bylaws may be amended by a vote of a majority of a quorum of Members. Voting shall be conducted electronically via email and amendments shall become effective at the next Annual Member Meeting and/or Board Meeting where they shall be adopted.

7.2 Termination. The Association may be dissolved only as provided in the Articles of Incorporation. The Association shall be dissolved upon termination of the CCRs as provided therein. Upon a dissolution of the Association, obligations of the Association are deemed automatically assumed by the Membership, in addition to any direct obligations of the Membership/Members may have to the Association pursuant to the CCRs.

2025 REATA RANCH HOA, INC BOARD OFFICER ACKNOWLEDGEMENT

IN WITNESS WHEREOF, we, being all of the Directors of the Association have hereunto set our hands to the Reata Ranch HOA, Inc 19th day of December, 2025.

Signature of Reata Ranch HOA, Inc Board of Directors: Printed Name:

_____, President Richard Reeder

_____, Vice President Tim Spicer

_____, Secretary/Treasurer

Julie E. Carter (Interim)

C E R T I F I C A T I O N

I, the undersigned, do hereby certify:

THAT I am the duly acting Secretary/Treasurer of Reata Ranch HOA, Inc

THAT the foregoing Bylaws constitute the First Amended Bylaws of the Association, as duly voted upon and adopted at a meeting of the Membership and Board of Directors thereof, held on the 19th of December, 2025.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 19th of December, 2025.

Julie E. Carter, Reata Ranch HOA, Inc Secretary/Treasurer (Interim)

2026 PROPOSED BUDGET REATA RANCH HOA, INC.

INCOME		ANNUAL BUDGET		DUES INCREASE REQUIRED (2026 \$600 ANNUAL HOA Dues)
Annual Assessments		\$17,500.00		\$21,000.00
\$500/Lot. 35 out of 45 Lots Pay Dues				
Late Fees		\$0.00		\$0.00
Misc. Income (Mail Keys)		\$35.00		\$35.00
TOTAL ESTIMATED INCOME		\$17,535.00		\$21,035.00
EXPENSES				
2025 Credit Items				
Pre-Paid 2026 Dues: 219 Reata Ranch (L21B2)		\$500.00		\$500.00
2025 Adobe & Google (Brittany Rice)		\$380.00		\$380.00
2025 Purchase of 2nd Street Sign (Tim Spicer)		\$1,102.96		\$1,102.96
Perimeter Fence Maintenance (Thomas Lee)		\$1,500.00		\$1,500.00
Post Office Box (Peaster USPS)		\$144.00		\$144.00
Bank Fees		\$80.00		\$80.00
Election Buddy Services		\$100.00		\$100.00
Legal Services: JCG Legal Group, PLLC		\$13,300.00		\$13,300.00
Directors and Officers Liability Insurance (State Farm)		\$1,232.00		\$1,232.00
Website Administration & Payment Link (Estimate)		\$250.00		\$250.00
Maintenance Supplies (Round Up)		\$110.00		\$110.00
Facility Use Fee (The Gathering at Ade)		\$300.00		\$300.00
Front Entrance: Water Usage Annual (O'Dell)		\$100.00		\$100.00
Administrative Expenses (USPS Certified Mail, Misc., etc.)		\$200.00		\$200.00
Misc Legal Expenses		\$1,500.00		\$1,500.00
TOTAL ESTIMATED EXPENSES		\$21,258.96		\$21,258.96
2025 Carry Forward Balance as of 11/30/2025				
BUDGET SHORTFALL / Surplus		\$460.00		\$460.00
Dues Increase Required		(\$3,263.96)		\$236.04
2026 Dues Increase \$100.00 (35 Lots)		(\$93.26)		
				\$3,500.00



Reata Ranch HOA, Inc

reataranchweatherford.org

P.O. Box 4

Weatherford, Texas 76088

Document Title:

FEE SCHEDULE

Date Adopted:

December 19, 2025

1st Amendment:

2nd Amendment:

Communication Required: Posted to Website; Distribute Annually (Email)

Description/Summary/Process: Property owners with violations will receive a courtesy letter from Reata Ranch HOA, Inc reminding them of the Declaration of Covenants, Restrictions, and Easements (CCRs) along with a description of their violation(s). In addition, property owners will be asked to rectify the specific violation(s) by a specific date. Every consideration shall be given to the property owner and their circumstances. **Open dialog along with empathy will be used during the courtesy notice process in an attempt to avoid escalation.**

Property owners who do **not** rectify violation(s), per the specific date on the courtesy letter, shall receive a certified letter requesting rectification of their violation(s). The certified letter shall provide the following information:

- Property owners will be instructed to rectify violation(s) by XX day of the date of the certified letter.
- For each violation not rectified per the instructions on the certified letter, a fine will be levied against the property for outstanding violation(s).
- An explanation of property owners rights to request a hearing with the Reata Ranch HOA, Inc Board of Directors.

Property owners who fail to correct their property violation(s) shall receive a third (3rd) and final letter from the HOA Board of Directors with the following information:

- A lien will be placed against the property which will include, but not limited to:
 - Attorney fees
 - Collection fees
 - All unpaid fines specified in the original (certified) letter
 - All associated expenses

Please Note: Property Owners/Members shall be held responsible for any/all violations caused by their tenants.

Noticing requirement, property owners rights to request a hearing and the adoption of this policy shall will be in accordance with Texas Property Code.

DESCRIPTION OF VIOLATION	TIME TO CURE VIOLATION	INITIAL FINE	DAILY/WEEKLY/ MONTHLY CONTINUAL FINE
Annual HOA Dues; Due January 1	7 Days	\$50.00	\$50.00/week
Violations Letter (certified) uncured by stated deadline		\$50.00	\$10.00/day
Failure to gain approval from the RRC for any property/lot improvements	90 days	\$50.00	\$10.00/day
Failure to follow RRC approved plans for a project	90 days	\$50.00	\$10.00/day
Damage to Common Areas (Member)	30 days	Actual Costs	Actual Costs
Damage to Common Areas (Non-Member)	7 days	Actual Costs & \$100.00	\$50.00/day

Any other violation(s) not specified herein shall have a minimum initial fine of \$25.00 with a corresponding weekly fine as set by the Reata Ranch HOA, Inc Board of Directors, until the violation is cured.