

**NOTICE OF FILING OF:
COMPLIANCE RESOLUTION FOR CHURCHILL ESTATES HOMES ASSOCIATION
(a Texas Non-Profit Corporation)**

GRANTOR: Churchill Estates Homes Association, Inc.
Doc# 20200076494 04/13/2020 4:05PM Page 1 of 4 Lucy Adame-Clark, Bexar County Clerk

GRANTEE: The Public

STATE OF TEXAS §
§
COUNTY OF BEXAR §

KNOW ALL MEN BY THESE PRESENTS:

BEFORE ME, the undersigned authority, on this day personally appeared **Betty Kuykendall**, who duly sworn, deposes and says:

"My name is **Betty Kuykendall** I am fully competent in all respects to make this Affidavit, am over the age of eighteen, have never been convicted of a felony, and, have personal knowledge that the facts as stated herein are all true and correct.

I am the President of the Churchill Estates Homes Association, Inc. (hereinafter "Association").

Attached hereto is a true and correct copy of the *Resolution of the Board of Directors for Churchill Estates Homes Association, Inc. - Policy Regarding Enforcement of Governing Documents*, (hereinafter "Enforcement Policy") for the Churchill Estates Homes Association, Inc. (a Texas Non-Profit Corporation). This Resolution was adopted by the Board of Directors at its April 6, 2020 meeting.

The Resolution and attached Enforcement Policy are being recorded in the Official Public Records of Real Property of Bexar County, Texas in accordance with TEXAS PROPERTY CODE §202.006 which provides that all dedicatory instruments of the Association be filed in the real property records of each county in which the property to which the dedicatory instrument relates is located.

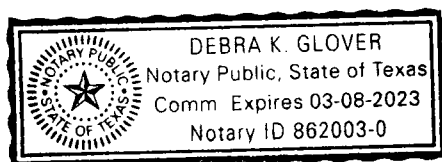
The Churchill Estates Homes subdivision is wholly located within Bexar County, Texas.

The above is true and correct. Further, Affiant sayeth not."

SIGNED this the 8th day of April, 2020.

Betty Ann Kuykendall
Betty Kuykendall, President
Churchill Estates Homes Association, Inc.

SUBSCRIBED AND SWORN TO BEFORE ME by the said **Betty Kuykendall** on this the 8th day of April, 2020.



Debora K. Glover
Notary Public, in and for
State of Texas
My commission expires: 03-08-2023

**Resolution of the Board of Directors
of the
Churchill Estates Homes Association, Inc.
Adopting:**

Policy Regarding Enforcement of Governing Documents

Pursuant to the *Bylaws of Churchill Estates Homes Association Inc.* and the powers set forth in the various *Declarations of Restrictive Covenants* that apply to property within the Churchill Estates Subdivision; the Board of Directors of the Churchill Estates Homes Association, Inc., a Texas non-profit corporation, does hereby adopt the following resolution regarding the enforcement of the covenants, conditions and restrictions and rules and regulations that apply to properties located within Churchill Estates (hereinafter "Enforcement Policy):

WHEREAS, one of the Association's functions is to enforce the covenants, conditions, and restrictions set forth in its governing documents and to enforce any rules and regulations adopted by the Association; and

WHEREAS, the Board of Directors desires to adopt a uniform policy regarding enforcement of its governing documents.

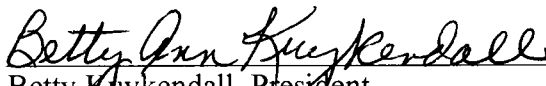
BE RESOLVED THAT the Association adopts the "Policy Regarding Enforcement of Governing Documents" which is attached hereto and which shall function as the Association's policy regarding the enforcement of its governing documents; and

BE IT FURTHER RESOLVED THAT the Association also adopts the "Policy Regarding Enforcement of Governing Documents" which is attached hereto and serve to further explain the process; and

BE IT FINALLY RESOLVED THAT this resolution is not intended to affect the Policy Regarding Collection of Assessments which was adopted by the Association and which was filed in Book 17878, Pages 1565-1567 of the Official Public Records of Real Property of Bexar County, Texas.

This resolution supersedes all other resolutions pertaining to this issue.

Adopted by the Board of Directors of the Churchill Estates Homes Association, Inc. at its April 6, 2020 Board Meeting.


Betty Kuykendall, President
Churchill Estates Homes Association, Inc.

Churchill Estates Homes Association, Inc.

Policy Regarding Enforcement of Governing Documents

Compliance – Procedure – Action	Status	Deadline for Action
A.1. Courtesy Notice – First Class Mail <i>Minor violations include:</i> maintenance concerns such as maintenance of yard, trashcans, or when the activity may not be obvious to the public and the effect of the violation is limited in scope to the Owner's Tract A.2. Courtesy Notice – First Class Mail <i>Major violations include:</i> structural concerns such as home maintenance or situations when the effect of the conduct could impair the value or enjoyment of an adjoining tract or property values in the subdivision or affects the health, safety, and welfare of others. <u>ACTION:</u> The Courtesy Notice will state: (1) the alleged violation; (2) a time period during which the alleged violation may be abated without further enforcement action; and (3) the nature of any suspension action which may be imposed if compliance does not occur by the stated deadline.	• Report received regarding a possible covenant violation • Investigate report • Confirm that a covenant violation exists • Classify as a Major or Minor violation	A.1. Minor Violations 10 days to correct A.2. Major Violations 30 days to correct
B. 2nd Notice Letter – Certified Mail, Return Receipt Requested and First Class Mail <u>ACTION:</u> The second letter will state: (1) the alleged violation; (2) the owner's right to request a hearing to discuss and verify the facts regarding the alleged violation; (3) the deadline to request such a hearing; (4) a time period during which the alleged violation may be abated without further enforcement action; and (5) the nature of any suspension action which may be imposed if compliance does not occur by the stated deadline.	• Not repaired • No action taken • No response • No application for extension of time to make repairs or take action	30 days to correct
C. 3rd Notice Letter – Certified Mail Return Receipt Requested and First Class Mail <u>ACTION:</u> The third letter will state: (1) the alleged violation; (2) that the date and time for requesting a hearing has passed (if none was requested); (3) a statement that suspension of rights and access to common areas may be imposed if the violation is not corrected by a specific date; and (5) advise the owner that if the violation continues past the deadline the matter may be turned over to an attorney and the Association will seek recovery of all attorney's fees and charges incurred obtaining compliance with the Association's governing documents.	• Not repaired • No action taken • No response • No application for extension of time to make repairs or take action	10 days to correct

General Policies:

1. The decision of the Board is final regarding whether conduct is considered to be a major violation or a minor violation. Any notice given to an Owner will specify how the Board has classified the violation.
2. If a homeowner contacts the administrator in writing with the intent to correct a violation of the covenants/compliance issue and asks for an extension, the administrator shall grant such extension if they deem such extension to be reasonable.
3. If the homeowner does not cure the covenant violation/compliance issue after the extension period, the homeowner shall immediately move to the next step of the above policy.



VG-82-2020-20200076494

File Information

**FILED IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

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Recorded Date: April 13, 2020
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Total Fees: \$34.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Bexar County, Texas on:
4/13/2020 4:05 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk