

AFFIDAVIT

Before me, the undersigned authority on this date personally appeared Elaine Ferguson Vice President, and Carlos Wehby, Secretary, of the Windsor Hills Home Owners Association ("WHHOA"), who both on their oaths state that attached hereto as Exhibit A and incorporated herein by reference and made a part hereof, is a List of Fines, that may be assessed by WHHOA against members of WHHOA for violations of one or more of the following:

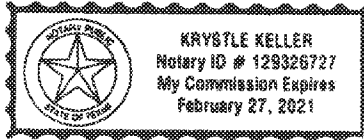
1. Bylaws for Windsor Hills Home Owners Association;
2. Declaration of Covenants, Conditions, and Restrictions for Windsor Hills Homeowners' Association;
3. Correction Declaration of Covenants, Restrictions, Easements, Charges and Liens for the Woodlands Association of Neighborhoods;
4. The Woodlands Residential Development Standards; and
5. Texas Residential Property Owners Protection Act.

The List of Fines was approved by the board of directors of WHHOA at a regular meeting of the board of directors on February 23, 2017.

Elaine Ferguson
~~Elaine M Ferguson~~ President

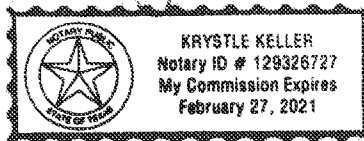
Carlos Wehby
~~Carlos Wehby~~, Secretary

SUBSCRIBED AND SWORN to before me on February 23, 2017, by Elaine Ferguson Vice President of the Windsor Hills Home Owners Association.



Krystle Keller
 NOTARY PUBLIC, STATE OF TEXAS

SUBSCRIBED AND SWORN to before me on February 23, 2017, by Carlos Wehby, Secretary of the Windsor Hills Home Owners Association.



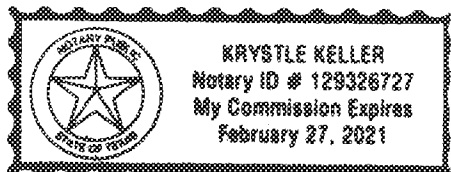
Krystle Keller
 NOTARY PUBLIC, STATE OF TEXAS

ACKNOWLEDGMENTS

STATE OF TEXAS

COUNTY OF MONTGOMERY

This instrument was acknowledged before me on February 23, 2017 by Elaine Riguson
Vix⁴ President of the Windsor Hills Home Owners Association.



Krystle Keller
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS

COUNTY OF MONTGOMERY

This instrument was acknowledged before me on February 23, 2017 by Carlos Wehby,
Secretary of the Windsor Hills Home Owners Association.



Krystle Keller
NOTARY PUBLIC, STATE OF TEXAS



WINDSOR HILLS HOME OWNERS ASSOCIATION

<http://www.whhoa.com>

Attached is a list of fines that may be imposed by Windsor Hills Home Owners Association for violations of:

1. Bylaws of the Windsor Hills Home Owners Association;
2. Declaration of Covenants, Conditions, and Restrictions for Windsor Hills Homeowners' Association;
3. Correction Declaration of Covenants, Restrictions, Easements, Charges and Liens for the Woodlands Association of Neighborhoods; and
4. The Woodlands Residential Development Standards.

The following abbreviations are used in the Schedule of Fines attached hereto:

Abbreviation	Name
WHHOA	Windsor Hills Home Owners Association
WH	Windsor Hills
WH-BYL	Bylaws for Windsor Hills Home Owners Association
WH-CCR	Declaration of Covenants, Conditions, and Restrictions for Windsor Hills Homeowners' Association
WD-CCR	Correction Declaration of Covenants, Restrictions, Easements, Charges and Liens for the Woodlands Association of Neighborhoods
WD-RS	The Woodlands Residential Development Standards
TRPOPA	Texas Residential Property Owners Protection Act

If the violation for which a fine has been assessed has not been remedied within 30 days from the date of the assessment of a fine (or such longer time as may be approved by the Board of Directors), another fine may be imposed for the same violation.

VIOLATION	Source Code	Schedule of Fines	
		Minimum	Maximum
MAINTENANCE: Except where WHHOA has assumed responsibility for maintenance, Owner's failure to maintain and	<u>WH-CCR Art. V, Sec. 2, pp. 15-16</u>	\$25.00	\$500.00

Exhibit A

repair the Residence and Lot and items thereon or associated therewith which are described in WH-CCR, Art. V, Sec. 2, pp. 15-16.			
NUISANCE: Permitting a nuisance on the Residence or Lot or failing to prevent a nuisance there thereon, of the nature which is described in WH-CCR Art. VI Sec. 3, pp. 17 & 18.	<u>WH-CCR Art. VI, Sec. 2 & 3, pp. 17 & 18</u>	\$25.00	\$500.00
OCCUPANCY: Failing to adhere to the provisions pertaining to occupancy of the Residence described in WH-CCR Art. VI Sec. 4 and Sec. 5, pp. 18-20.	<u>WH-CCR Art. VI Sec. 4 & 5, pp. 18-20</u>	\$25.00	\$500.00
MODIFICATIONS AND IMPROVEMENTS: Making alterations or improvements to the Residence or Lot without obtaining specific approval of WHHOA in violation of WH-CCR Art. VI Sec. 6, p. 21.	<u>WH-CCR Art. VI Sec. 6, p. 21</u>	\$25.00	\$500.00
INSURANCE: Failing to obtain casualty and liability insurance on Residence and Lot as required by WH-CCR Art. VII Sec. 1, p. 22.	<u>WH-CCR Art. VII Sec. 1, p. 22</u>	\$25.00	\$500.00
REPAIRS RESULTING FROM DAMAGE: Failing to make repairs resulting from damage to or destruction of Residence in accordance with WH-CCR Art. VII Sec. 2, p. 23.	<u>WH-CCR Art. VII Sec. 2(b), p. 23</u>	\$25.00	\$500.00
MORTGAGE: Failing to furnish to WHHOA certain information pertaining to mortgages on Owner's Lot as required by WH-CCR Art. IX Sec. 4, p. 24.	<u>WH-CCR Art. IX Sec. 4, p. 24</u>	\$25.00	\$500.00
NOTICE OF SALE OR LEASE: Failing to give WHHOA Notice of Sale or Lease in accordance with WH-CCR Art. XII Sec. 16, p. 37.	<u>WH-CCR Art. XII Sec. 16, p. 37</u>	\$25.00	\$500.00
LANDSCAPING: Violation of provisions pertaining to Landscaping set forth in WD-RS Sec. 2.7, pp. 41-42.	<u>WD-RS Sec. 2.7 pp. 41-42</u>	\$25.00	\$500.00
YARD STRUCTURES: Violation of provisions pertaining to Yard Structures set forth in WD-RS Sec. 2.7, pp. 42-43.	<u>WD-RS Sec. 2.7 pp. 42-43</u>	\$25.00	\$500.00
RETAINING WALLS:	<u>WD-RS Sec. 2.7,</u>	\$25.00	\$500.00

Violation of provisions pertaining to Retaining Walls set forth in WD-RS Sec. 2.7, p. 43.	<u>p. 43</u>		
TREE REMOVAL: Violation of provisions pertaining to Tree Removal and Replacement set forth in WD-RS Sec. 2.7 p. 44.	<u>WD-RS Sec. 2.7,</u> <u>p. 44</u>	\$25.00	\$500.00
LIGHTING: Violation of provisions pertaining to Lighting set forth in WD-RS Sec. 2.8 pp. 45-46.	<u>WD-RS Sec. 2.8,</u> <u>pp. 44-46</u>	\$25.00	\$500.00
BASKETBALL GOALS, PLAY STRUCTURES, TRAMPOLINES and PUTTING GREENS: Violation of provisions pertaining to Basketball Goals, Play Structures, Trampolines and Putting Greens set forth in WD-RS Sec. 2.9, pp.47-49.	<u>WD-RS Sec. 2.9,</u> <u>pp. 47-49</u>	\$25.00	\$500.00
POLITICAL ELECTION SIGNS AND NONGOVERNMENTAL ELECTION SIGNS: Violation of provisions pertaining to Political Election Signs and Non-Governmental Election Signs set forth in WD-RS Sec. 2.10, pp.50-51.	<u>WD-RS Sec. 2.10,</u> <u>pp. 50-51</u>	\$25.00	\$500.00
SATELLITE DISH ANTENNAE AND HIGH DEFINITION (HD) ANTENNAE: Violation of provisions pertaining to Satellite Dish Antennae and High Definition (HD) Antennae set forth in WD-RS Sec. 2.11, pp. 52-53.	<u>WD-RS Sec. 2.11,</u> <u>pp. 52-53</u>	\$25.00	\$500.00
SIGNS AND FLAGS: Violation of provisions pertaining to Signs and Flags set forth in WD-RS Sec. 2.12, pp. 54-56.	<u>WD-RS Sec. 2.12,</u> <u>pp. 54-56</u>	\$25.00	\$500.00
SWIMMING POOLS AND SECURITY BARRIERS: Violation of provisions pertaining to Swimming Pools and Security Barriers set forth in WD-RS Sec. 2.13, pp. 57-59.	<u>WD-RS Sec. 2.13,</u> <u>pp. 57-59</u>	\$25.00	\$500.00
TENNIS COURTS, SPORTS COURTS and BATTING CAGES: Violation of provisions pertaining to Tennis Courts, Sports Courts and Batting Cages set forth in WD-RS Sec. 2.14, pp. 60-61.	<u>WD-RS Sec. 2.14,</u> <u>pp. 60-61</u>	\$25.00	\$500.00
HOME BUSINESS: Violation of provisions pertaining to Home	<u>WD-RS Sec. 3.1,</u> <u>pp. 62-63</u>	\$25.00	\$500.00

Business set forth in WD-RS Sec. 3.1, pp. 62-63.			
HOME MAINTENANCE: Violation of provisions pertaining to Home Maintenance set forth in WD-RS Sec. 3.2, pp. 64-63.	<u>WD-RS Sec. 3.2,</u> <u>pp. 64-66</u>	\$25.00	\$500.00
PETS: Violation of provisions pertaining to Pets outside the home set forth in WD-RS Sec. 3.3, p. 67.	<u>WD-RS Sec. 3.3,</u> <u>pp. 67</u>	\$25.00	\$500.00
STREET RIGHTS-OF-WAY, CUL-DE-SAC ISLANDS AND MEDIANS: Violation of provisions pertaining to Street Rights-of-way, Cul-de-sac Islands and Medians set forth in WD-RS Sec. 3.4, pp. 68-69.	<u>WD-RS Sec. 3.2,</u> <u>pp. 68-69</u>	\$25.00	\$500.00
SIGNS IN STREET RIGHTS-OF-WAY: Violation of provisions pertaining to SIGNS IN STREET RIGHTS-OF-WAY set forth in WD-RS Sec. 3.5, pp. 70-71.	<u>WD-RS Sec. 3.2,</u> <u>pp. 70-71</u>	\$25.00	\$500.00
VEHICLES, TRAILERS AND BOATS: Violation of provisions pertaining to Vehicles, Trailers and Boats set forth in WD-RS Sec. 3.6, pp. 71-72.	<u>WD-RS Sec. 3.2,</u> <u>pp. 72</u>	\$25.00	\$500.00
VEHICLES, TRAILERS AND BOATS: Violation of provisions pertaining to Vehicles, Trailers and Boats set forth in WD-RS Sec. 3.6, pp. 71-72.	<u>WD-RS Sec. 3.2,</u> <u>pp. 72</u>	\$25.00	\$500.00
ANY OTHER VIOLATION NOT LISTED ABOVE AND WHICH IS INCLUDED IN ONE OR MORE OF THE FOLLOWING:			
Bylaws for Windsor Hills Home Owners Association;	<u>WH-BYL</u>	\$25.00	\$25.00
Declaration of Covenants, Conditions, and Restrictions for Windsor Hills Homeowners' Association;	<u>WH-CCR</u>	\$25.00	\$25.00
Correction Declaration of Covenants, Restrictions, Easements, Charges and Liens for the Woodlands Association of Neighborhoods;	<u>WD-CCR</u>	\$25.00	\$25.00
The Woodlands Residential Development Standards; or	<u>WD-RS</u>	\$25.00	\$25.00
Texas Residential Property Owners Protection Act	<u>TRPOPA</u>	\$25.00	\$25.00

The foregoing instrument applies to the following described real property:

Windsor Hills, Section One, under Volume L, Pages 105-108

Windsor Hills, Section Two, under Volume L, Pages 109-111

Windsor Hills, Section Three, under Volume M, Pages 34-37; and replatted under Volume N, Pages 146-149;

Windsor Hills, Section Four, under Volume M, Pages 147-150;

Windsor Hills, Section Five, under Volume N, Pages 15-18;

Windsor Hills, Section Six, under Volume N, Pages 166-168;

All recorded in the Map Records of Montgomery County, Texas, along with any amendments, supplements and replats thereto.

E-FILED FOR RECORD

02/27/2017 04:16PM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number sequence on the date and time stamped herein by me and was duly e-RECORDED in the Official Public Records of Montgomery County, Texas.

02/27/2017



County Clerk
Montgomery County, Texas