

Lake Country Crossing HOA

P.O. Box 1618, Pottsboro, Tx 75076

hoapresidentlcc@gmail.com

10/10/2023

ATTENTION HOMEOWNERS!

Please take note regarding the ENFORCEMENT POLICY approved by the Lake Country Crossing HOA Board on 10/3/2023. Per Texas property code, it is the property owner's responsibility to ensure that the correct mailing address or email address is on file with the home owner's association. Failure to receive notices or sign for them will not be cause for fines to be removed.

- **HOA Governing Document General Violations**

1st notice – written warning, no monetary fine (14 days to correct issue)

2nd notice - \$50 fine and 14 days to correct and pay fine

3rd notice – after the first two notices there will be a \$25 per day fine until situation is rectified.

- **Lawn Mowing / Maintenance (considered to be same issue within the same 6 month time period)**

1st notice – written warning, no monetary fine (anything over 6 inches per governing rules)

2nd notice (after 10 days from first warning) - \$50 fine

3rd notice (after 20 days from first warning) – HOA will have property mowed at property owner's expense and \$25 per day for continuous violations.

- **Projects begun without ARC approval (this includes, but is not limited to fence building, initial construction of homes, pools, gazebos, new landscape over \$1500, house painting, etc.)**

1st notice – written notice, no monetary fine

2nd notice (\$250 fine must be paid and situation rectified within 14 days)

3rd notice (after the first two notices there will be a \$25 per day fine until the situation is rectified.

- **Yearly HOA Dues**

All dues will be mailed out in December and presumed due by January 1 of each year.

\$50 late fee will be assessed against the property after 30 days of payment having not been received.

\$100 late fee per month, every month that dues are not received, thereafter.

These new HOA schedule of fines and fees will take effect starting on October 4th, 2023. We encourage everyone to familiarize yourself with our governing documents (found at both www.LakeCountryCrossingHOA and HOA.Texas.Gov and take heed to avoid misunderstandings, potential fines, and other consequences.

If you have any questions or concerns, feel free to contact the Lake Country Crossing HOA.

If you feel you have received a notice or fine in error, you are required by law to request a hearing from the Board of Directors at the regularly scheduled monthly meeting. Requests can be made to hoasecretarylcc@gmail.com and hoapresidentlcc@gmail.com

Thank you in advance for your assistance with keeping Lake Country Crossing a wonderful place to live.

Lake Country Crossing Board of Directors