

LANTANA RIDGE PROPERTY OWNERS ASSOCIATION, INC.

Procedure for Enforcement of Trespassing onto Common Areas and Property

- Courtesy Notice to Member or Resident. For a first time violation in which a non-member or non-resident enters the gates and uses the streets or other Common Areas and Property within Lantana Ridge without proper authorization or accompaniment, the Association shall send the Member a Courtesy Notice via regular U.S. mail providing notice of the following.
 - Description of violation.
 - Non-members and non-residents who enter Lantana Ridge and do not exit through same gate are assumed to be trespassing.
 - Request to take corrective measures so that violation is cured immediately and permanently.
 - Penalties for future violation(s).
 - Forfeiture of previous access code.
 - New access code activated.
- Courtesy Notice to Non-Member or Non-Resident. For a first time violation in which a non-member or non-resident enters the gate and uses the streets or other Common Areas and Property within Lantana Ridge without proper authorization or accompaniment, the Association shall send the non-member or non-resident a Courtesy Notice via certified U.S. mail, return receipt requested, providing notice of the following.
 - Occurrence of trespass event(s).
 - Non-members and non-residents who enter Lantana Ridge and do not exit through same gate are assumed to be trespassing.
 - Request to refrain from using the Lantana Ridge Common Areas and Property unless accompanied by a Lantana Ridge POA Member or Resident.
 - Prosecution for future trespassing event(s) without notice by the POA.
- Subsequent Trespassing Event(s). If the violation is documented anytime after the Courtesy Notice, the Association shall contact the local law enforcement authority and file charges against the trespasser(s) and shall send the Member or Resident an Enforcement Notice via certified U.S. mail, return receipt requested, providing notice of the following.
 - Description of the violation.
 - Forfeiture of current access code.
 - Assessment of fine.
 - New access code will not be activated until the fine has been paid.
 - The Association will automatically levy a fine of \$50 for the second trespassing event, a fine of \$100 for the third trespassing event, and a fine in an amount as determined by the Board in its sole and absolute discretion for each subsequent trespassing event.
 - The Enforcement Notice will also contain all notices prescribed under Section 209 of the Texas Property Code or similar state statutes. At the time of adoption of this Procedure, those statutory notices include: (i) the right of the Member to request a hearing before the Association's Board to discuss and verify facts concerning the violation within 30-day of receipt of the Enforcement Notice; and (ii) the right of the Association to levy against the Member and his lot collection expenses and attorneys' fees incurred after the date of the hearing or the date by which it must be requested, whichever is later. If a hearing is held and the Board overturns the violation, then all accrued fines (if any) shall be forgiven. If a hearing is held and the violation is upheld, all accrued fines shall be immediately due and payable. If the violation is not cured within 10 days after the hearing, the matter will be referred to the Association's attorney.