



BIRCH CREEK FOREST PROPERTIES, INC.

February 13, 2024

Dear Birch Creek Forest Property Owner:

The 2023 Texas Legislature passed House Bill 614, adding Section 209.0060 to Chapter 209 of the Texas Property Code. Being so, all homeowner's associations that are authorized by its dedicatory instruments to levy fines must adopt an enforcement policy regarding the levying of fines. Such enforcement policy must include: (1) general categories of restrictive covenants for which the association may assess fines; (2) a schedule of fines for each category of violation; and (3) information regarding hearings described by Section 209.007 of the Texas Property Code, and it must be either posted on the homeowner's association's website or sent to homeowners annually.

The Board has adopted the enclosed Enforcement Policy and Schedule of Fines for Birch Creek Forest Properties, Inc. and hereby gives notice, that as such, it will be presented at the March 2, 2024, monthly Board of Director's meeting for final approval.

In addition to the above-mentioned Enforcement Policy and Schedule of Fines, the Board has also adopted the enclosed supplemental HOA Rules and Regulations Policy created to assist with enforcement of situations not specifically or clearly addressed in the deed restrictions.

The Board hopes that the above policies serve not only to comply with state laws but also help provide the community with much needed structure and formality that will help the Board govern in a fair and equitable manner for all property owners.

The Board has also included a "Notice Option" form for property owners to choose an alternative method for HOA notices. Please consider an alternative option, website or email, and submit the signed form back to the HOA office to the address listed at the bottom of this page.

With Regards,

Birch Creek Forest Properties, Inc.

Board of Directors