

**CERTIFICATE FOR RECORDATION OF DEDICATORY INSTRUMENT
OF
FAIRFIELD OF PLANO ADDITION ASSOCIATION, INC.**

STATE OF TEXAS	§	
	§	KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF COLLIN	§	

WHEREAS, Section 202.006 of the Texas Property Code requires that "A property owners' association shall file its dedicatory instruments in the real property records of each county in which the property to which the dedicatory instrument relates is located."; and

WHEREAS, Fairfield of Plano Addition Homeowners Association, Inc., a Texas nonprofit corporation (the "Association") desires to comply with Section 202.006 by filing of record in the real property records of Tarrant County, Texas, the attached instrument; and

WHEREAS, the attached instrument constitutes a "dedicatory instrument" as defined by Section 202.001 of the Texas Property Code; and

WHEREAS, the Declaration of Covenants, Conditions and Restrictions For Fairfield of Plano Addition Homeowners, Inc., an addition to the City of Plano, Texas, filed as instrument number 2000-0094598 and recorded in Volume 4743, Page 1334 *et seq.*, Real Property Records of Collin County, Texas, as same has been amended and supplemented (the "Declaration") located in Collin County, Texas;

NOW, THEREFORE, the undersigned authorized representative of the Association hereby executes this Certificate to effect the recording of the dedicatory instrument attached hereto on behalf of the Association, and this is to certify that the foregoing policies were adopted by the Board of Directors at a meeting of same on August 7th, 2025, and has not been modified, rescinded or revoked.

[Signature page follows.]

EXECUTED this 13th day of October, 2025.

FAIRFIELD OF PLANO ADDITION ASSOCIATION, INC.
a Texas non-profit corporation

By: Nicole Foley
Nicole Foley, Managing Agent

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on the 13th day of October, 2025, by Nicole Foley, Managing Agent of FAIRFIELD OF PLANO ADDITION ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.

Lori Renee Welsh
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

FAIRFIELD OF PLANO ADDITION ASSOCIATION, INC.
5204 Village Creek, Suite 202
Plano, TX 75093



**RESOLUTION OF THE BOARD OF DIRECTORS
OF
FAIRFIELD OF PLANO ADDITION HOMEOWNERS ASSOCIATION, INC.**

AMENDED FINE POLICY

I, the undersigned President of **FAIRFIELD OF PLANO ADDITION HOMEOWNERS ASSOCIATION, INC.**, a Texas non-profit Association (the "**Association**"), hereby certify that, by unanimous consent, the Board of Directors of the Association, at a meeting duly called and held pursuant to the provisions of Section 22.220 of the Business Organizations Code, adopted the following resolutions:

WHEREAS, that certain *Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Fairfield of Plano Addition and Provisions for Fairfield of Plano Addition Homeowners Association* dated August 30, 2000, and filed as Instrument Number 2000-0094598 in Volume 4743, Page 1334 *et seq.*, and the *Fairfield of Plano Addition Homeowners Association Fine Policy* dated September 10, 2010, and filed as instrument Number 2010909000953230, Real Property Records of Collin County, Texas, as same may have been supplemented or amended (collectively hereinafter referred to as the "**Declaration**") establishes restrictive covenants for the maintenance, repair, upkeep, and alteration of Lots in Fairfield of Plano addition to preserve and enhance the Lots, and for the common benefit of owners and residents of Fairfield of Plano, as more particularly described in the Declaration; and

WHEREAS, the Declaration and applicable Texas law invests in the Board of Directors of the Association the authority to make and publish reasonable rules for the administration and enforcement of the restrictive covenants contained in the Declaration; and

WHEREAS, the Board has determined that it is in the best interest of the Association to amend the established fine structure for the violation of the restrictive covenants, rules and regulations, to which the Lots are subject under the Declaration;

NOW THEREFORE, BE IT RESOLVED that the Board does hereby **AMEND the existing fine structure** with the following rules relating to fines to be assessed to homeowners who do not comply with the governing documents in relation to maintenance, repair, upkeep, and alteration of their property:

- When the Association Managing Agent or an officer of the Association observes a violation in his or her inspection of the Property, the Association Managing Agent will send to the owner of the affected Lot a letter (the "First Notice") explaining the violation in such detail as may be necessary or appropriate and request that the violation be cured on or before the expiration of fourteen (14) days following the date of the First Notice.
- If the violation is not cured within the period given in the First Notice, the Board may, at its option, give a follow-up courtesy notice extending the cure period an additional seven (7) days (the "Second Notice").
- If the violation is not cured within the period given in the First Notice, or the follow-up courtesy Second Notice if given, the Association Managing Agent will send a final letter (the "Final Notice") complying with the provisions of §209.006 of the Texas Property Code, as same may be hereafter amended. Said section currently requires that the Final

Notice [i] describe the violation that is the basis of the fine; [ii] inform the homeowner that he or she is entitled to a reasonable time within which to cure the violation before the imposition of the fine and that 30 days constitutes a reasonable time; and (iii) inform the homeowner that he or she may make a written request for a hearing before the Board within 30 days from receipt of the Final Notice.

- If the violation is not cured within the period granted in the Final Notice and after the owner's hearing rights are expired or met, the Manager is to give notice to the owner that the owner has been assessed a \$100.00 fine. The fine is to be charged to the account of the owner on the books of the Association and shall be secured by the Association's assessment lien.
- In the discretion of the Board, [i] the fine can thereafter be levied for \$100.00 or such other amount as the Board may reasonably determine based upon the nature of the violation, every two weeks until the violation is corrected, and [ii] the Board may assess the same \$100.00 fine as to subsequent violations by the same owner or may charge such other amount as the Board may reasonably determine based upon the nature of the recurring violations. The notices required in the Final Notice do not have to be repeated for the additional fines so long as the notices have been given for the same violation within the past six (6) months.

Schedule of Fines

Violation

1st notice
2nd notice
3rd notice
4th notice
5th notice
6th and subsequent notices

Fine Amount

Written Warning with 14 days to cure the violation.
Written Final Warning with 30 days to cure or appeal the violation.
\$100.00 with 14 days to cure the violation.
\$150.00 with 14 days to cure the violation.
\$200.00 with 14 days to cure the violation.
Owner will be notified that a daily fine beginning with \$25.00, and then escalating to \$50.00, \$100.00, and then up to \$200.00 per day, per the Board's discretion for ongoing violations.

The Board has the right to set fine amounts for non-curable violations, on a case-by-case basis, provided that the fine is reasonable in nature. The policy may be revoked or amended from time to time by the Board. This policy will remain effective until the Association records a subsequent amendment to this policy in the county's official records.

FURTHER RESOLVED, that the above fine structure supersedes the previous fine policy and is cumulative of, and not in lieu of, the existing provisions in the Declaration or other rules passed by the Board including without limitation the provisions of Article VI of the Declaration, and is intended to supplement but not conflict with any existing provision of the Declaration.

FURTHER RESOLVED, that, in addition to the authority vested in the Board by the Declaration, Bylaws, and Texas law, should there be any doubt as to the Board's authority to supplement and enforce the covenants contained in the Declaration and Bylaws, this Resolution shall be deemed to constitute an amendment to the Bylaws under the authority granted to the Board in Article 13 of the Bylaws.

FURTHER RESOLVED, that all actions taken by the officers or authorized agents of the Association, from and after this date, consistent with this Resolution, are hereby approved, ratified, and adopted as the act and deed of the Association.

Executed this 6 day of October 2025.

BOARD OF DIRECTORS OF
Fairfield of Plano Addition Homeowners Association, Inc.

By: Susan Montoya
Susan Montoya, President

THE STATE OF TEXAS

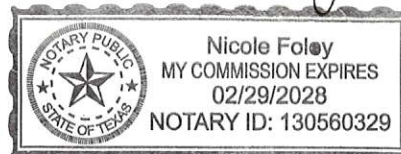
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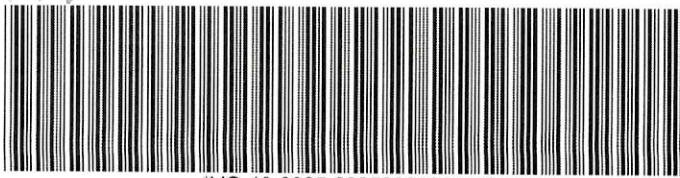
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this day personally appeared Susan Montoya, President of Fairfield of Plano Addition Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and the seal of the office of the 6th day of October 2025.

Nicole Foley
Notary Public, State of Texas





"VG-48-2025-2025000132089"

Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2025000132089

Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: October 14, 2025 10:17 AM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$41.00

***** **THIS PAGE IS PART OF THE INSTRUMENT** *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2025000132089
Receipt Number: 20251014000254
Recorded Date/Time: October 14, 2025 10:17 AM
User: Jennifer W
Station: Station 4

Record and Return To:

FAIRFIELD OF PLANO ADDITION ASSOCIATION, INC.
5204 VILLAGE CREEK, SUITE 202

PLANO TX 75093



STATE OF TEXAS
Collin County

**I hereby certify that this Instrument was filed in the File Number sequence on the date/time
printed hereon, and was duly recorded in the Official Public Records of Collin County, Texas**

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX