

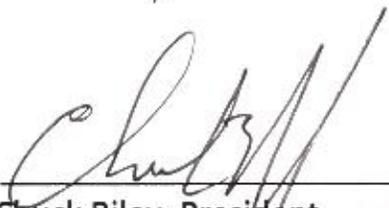
Tuscany Park of Mineola Homeowners Association, Inc.
Fines Policy / Assessments Late Charge Policy

Whereas, the Board wishes to further define and adopt a Fines Policy and an Assessments Late Charge Policy.

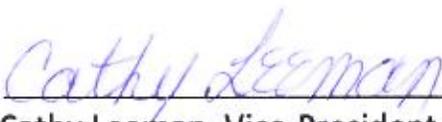
The undersigned, representing the Board of Directors ("the Board") of the Tuscany Park of Mineola Homeowners Association, Inc. ("the HOA") certify the following Policy Resolution was unanimously approved at a meeting duly called and held on January 20, 2026:

Now, therefore, be it resolved the Board hereby adopts the attached Fines Policy (Exhibit A), and the Assessments Late Charge Policy (Exhibit B).

Executed on 1/20, 2026

BY: 

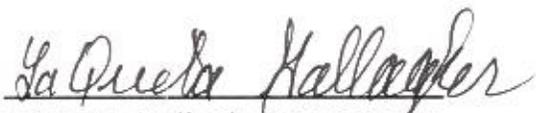
Chuck Riley, President

BY: 

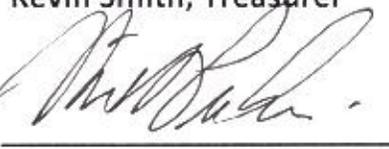
Cathy Leeman, Vice-President

BY: 

Kevin Smith, Treasurer

BY: 

LaQueta Gallagher, Secretary

BY: 

Mike Perkins, Lake Manager

EXHIBIT A
Tuscany Park of Mineola Homeowners Association, Inc.
Violation Fines Policy

The following provides the schedule of fines to be levied for violation(s) of the Declaration of Covenants, Conditions, Restrictions and Easements ("Declaration"), including future changes and/or amendments thereto:

Schedule of Fines

Article IV – Architectural Control

\$10 per day, beginning 30 days after 1st Notice sent, increasing to \$50 per day thereafter, until cured.

Article V - Construction Restrictions

\$10 per day, beginning 30 days after 1st Notice sent, increasing to \$50 per day thereafter, until cured.

Article VI – Covenants and Use Restrictions

\$10 per day, beginning 30 days after 1st Notice sent, increasing to \$50 per day thereafter, until cured.

Other – Uncurable Violations

\$50 per occurrence

Authority The HOA board's enforcement authority is granted by the Declarations of Covenants, Conditions, and Restrictions (CC&Rs) and as promulgated in the Texas Property Code, including future changes and/or amendments thereto.

Notification	As Notice, Property owners will receive a letter, via Certified Mail and email, detailing the violation and a timeframe for compliance before fines start to accrue. This will be considered legal notice.
Hearing Rights	Homeowners can contest fines by requesting a hearing, with the Board, within 30 days following the imposition of a fine.
Legal Compliance	Notifications regarding commencement of fines shall be sent via certified mail to provide legal notice and shall incur additional charges to homeowner, including but not limited to, Certified Mail costs of \$15 for each letter sent.

Legal Considerations

This policy aligns with the Texas Property Code, requiring certified mail for legal notices regarding fines. Homeowners must keep the HOA informed of their current mailing address to ensure the delivery of all notifications.

The policy ensures that all community members are aware of the rules and the enforcement process, aiming for compliance to foster a better living environment within the community.

For detailed inquiries or clarifications, homeowners are encouraged to contact the HOA Board via email at TPhoa2023@gmail.com.

EXHIBIT B
Tuscany Park of Mineola Homeowners Association, Inc.
Assessments Late Charge Policy

The following provides the amount of fines to be levied for delinquent assessments:

Per the Declaration:

Article IX – Assessments

Paragraph 9.8 Delinquent Assessments

“The payment of an assessment shall be considered delinquent if not paid upon the due date thereof and shall bear interest from such date at the rate of eighteen percent (18%) per annum until paid. The Association shall also be entitled to collect a late charge in such amounts and upon such conditions as the Board of Directors may from time to time determine.”

A late charge of \$50 per month, beginning with the 2nd month of delinquency is hereby adopted.

Administration, notice and other requirements shall conform to the Texas Property Code.