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SECOND AMENDED BY-LAWS OF
DICKENS COURT HOMEOWNERS ASSOCIATION, INC.
(A TEXAS NON-PROFIT CORPORATION)

Article I

Name and Location

The name of the corporation is Dickens Court Homeowners Association, Inc., hereinafter sometimes referred to as the "Association". The principal office of the corporation shall be located at 5928 Allday Drive, Houston, Texas 77036-2768, or at such other place as the Association shall designate, but meetings of members and directors may be held at such places within the State of Texas, County of Harris, as may be designated by the Board of Directors.

Article II

Definitions

Section 1. "Association" shall mean and refer to Dickens Court Homeowners Association, Inc., a Texas non-profit corporation, its successors and assigns.

Section 2. "Properties" shall mean and refer to that certain property described in the Declaration of Covenants, Conditions and Restrictions for Dickens Court Townhomes, in Harris County, Texas, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

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Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS

Section 3."Lot" shall mean and refer to a plot of land subject to the jurisdiction of the Association as is more fully specified in the Declaration.

Section 4."Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Lot which is a part of the Properties subject to a maintenance charge assessment by the Association, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 5."Declarant" shall mean and refer to H. Clayton Brants, Jr., Trustee, the Declarant in the Declaration.

Section 6."Declaration" shall mean and refer to the Declaration of Covenants, Conditions and Restrictions for Dickens Court Townhomes.

Section 7."Member" shall mean and refer to those persons entitled to membership as provided in the Articles of Incorporation of the Association.

Article III

Meeting of Members

Section 1.Annual Meetings. Annual meetings of the Association shall be held on the annual anniversary date of the first annual meeting, or upon such date as the Directors shall specify each year.

Section 2.Special Meetings. Special meetings of the members

may be called at any time by the President of the Board of Directors or written request of the members who are entitled to vote one fourth of all the votes of the membership.

Section 3. Notice of Meetings. Written notice of each special meeting of the members shall be given by, or at the direction of, the Secretary or any person or persons authorized to call a meeting, by mailing a copy of such notice, postage paid, at least 15 days before such meeting to each member entitled to vote thereat, addressed to the member's address last appearing on the books of the Association, or supplied by such member to the Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting and the purpose of the meeting. Notice of annual meetings shall not be required, but may be given in a like manner.

Section 4. Quorum. The presence at the meeting of members entitled to cast, or of proxies entitled to cast, one tenth (1/10th) of the votes of each class of membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these By-Laws. If, however, such quorum shall not be present or represented at any meeting, the members entitled to vote thereat shall have the power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforementioned shall be present or be represented.

Section 5. Proxies. At all meetings of members, each member

may vote in person or by proxy. All proxies shall be in writing and filed with the secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the member of his lot. In order to be eligible to cast a vote, at any meeting, each owner must not be in default in payment of all assessments, late fees, penalties, interest, maintenance charges, utility charges, and/or any other monies due and payable to the Association. For purposes of clarification, any assessment or other charge not paid in full by the fifteenth (15th) day of the calendar month when such charge is due shall be considered in default.

Article IV

Section 1. Board of Directors. The affairs of the Association shall be managed by a Board of not less than three (3) directors who must be members of the Association, and who must be (and who must have been) current/not in default in payment of all assessments, late fees, penalties, interest, utility charges, and/or any other monies due and payable to the Association during the preceding twelve (12) calendar months. The number of directors may be increased or decreased from time to time by Amendment to these By-Laws.

Section 2. Term of Office. The initial directors for the Association set forth in the Articles of Incorporation shall hold office until July 1, 1978, or until their successors are elected.

At the first annual meeting, the members shall elect one director

for a term of one year, one director for a term of two years, and one director for a term of three years. At each annual meeting thereafter the members shall elect that number of directors equal to the number of directors whose terms expire at such time.

Section 3.Nomination. Nominations for election to the Board of Directors at the first annual meeting shall only be made from the floor. At each successive annual meeting, nominations shall be made by a Nominating Committee. Nominations may also be made from the floor. The Nominating Committee shall consist of a Chairman who shall be a member of the Board of Directors and two or more members of the Association. The Nominating Committee shall be appointed by the Board of Directors prior to each annual meeting of the members to serve from the close of such annual meeting until the close of the next annual meeting. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Such nominations may be made from among the members.

Section 4.Election. Election to the Board of Directors shall be by secret written ballot. At such election the members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to cast under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting shall not be permitted.

Section 5.Removal. Any director may be removed from the

Board, with or without cause, by a majority vote of the members of the Association. In the event of death, resignation or removal of a director, his successor shall be selected by the remaining members of the Board and shall serve for the unexpired term of his predecessor.

Section 6. Compensation. No director shall receive compensation for any service he may render to the Association, provided, however, any director may be reimbursed for his actual expenses incurred in the performance of his duties.

Section 7. Action Taken Without a Meeting. The directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all of the directors. Any action so approved shall have the same effect as though taken at a meeting of the directors.

Article V

Meetings of Directors

Section 1. Regular Meetings. Regular meetings of the Board of Directors shall be held annually without notice, at such place and hour as may be fixed from time to time by resolution of the Board. Should said meeting fall upon a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday.

Section 2. Special Meetings. Special meetings of the Board

of Directors shall be held when called by the President of the Association or by any director after not less than three (3) days notice to each director which such notice may be waived at or prior to such meeting.

Section 3. Quorum. A majority of the number of directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board. The attendance of a director at a meeting shall constitute waiver of notice of such meeting except where a director attends a meeting for the sole and express purpose of objecting to the transaction of any business because the meeting is not lawfully called or convened. Neither the business to be transacted at nor the purpose of any regular or special meeting of the Directors need be specified in the notice or waiver of notice of such meeting.

Article VI

Powers and Duties of the Board of Directors

Section 1. Powers. The Board of Directors shall have power to:

(a) Suspend the voting rights and right to the use of any facilities or services provided by the Association of a member during any period in which such member shall be in default in the payment of any assessment and/or other charge levied by the

Association. Such rights may also be suspended after notice and hearing for a period not to exceed sixty (60) days for infraction of published rules and regulations. Further, in keeping with the collection policy of the Association, which policy was formally adopted on or about August 21, 1993, all monies due and payable to the Association, whether assessment, utility charge, maintenance charge, or otherwise, shall be due and payable on or before the last day of each and every calendar month when due. In the event any such payment is not received on or before the last day of the respective calendar month, the Association shall provide written notification to the Owner, demanding payment within ten (10) days. In the event payment is not received within the aforementioned ten (10) day period, the Association shall post to the door of the affected property a twenty-four (24) hour notice, apprising the occupant of the property of the amount(s) due and of the fact that electric utilities will be disconnected until such payment is received. Payment of any sum(s) in default shall be in the form of a cashier's check or money order, payable to the Association.

(1) Assessments, late fees, penalties, interest, maintenance charges, utility charges, and/or any other monies due and payable to the Association shall be paid by the Owner of each respective property. The Association, and its Board of Directors, shall not be obligated to accept payment on behalf of any property from persons other than the Owner of such property;

(b) Exercise for the Association all powers, duties and

authority vested in or delegated to this Association and not reserved by the membership by other provisions of these By-Laws the Articles of Incorporation, or the Declaration;

(c) Declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Directors;

(d) Employ a manager, an independent contractor or such other employees as they deem necessary and to prescribe their duties and the terms of employment or services.

Section 2. Duties. It shall be the duty of the Board of Directors to:

(a) cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the members at the annual meeting of the members, or at any special meeting when such statement is requested in writing by one fourth (1/4) of the Class A members who are entitled to vote;

(b) supervise all officers, agents and employees of this Association, and to see that their duties are properly performed;

(c) to fix the amount of the annual assessment against properties subject to the jurisdiction of the Association and to take such actions as it deems appropriate to collect such assessments and to enforce the liens given to secure payment thereof;

(d) issue, or cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. A reasonable charge may be made by the Board for the issuance of these certificates. If a certificate states that an assessment has been paid, such certificate shall be conclusive evidence of such payment.;

(e) procure and maintain such liability and hazard insurance as it may deem appropriate on any property or facilities owned by the Association;

(f) cause any officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate.

Article VII

Officers and Their Duties

Section 1. Enumeration of Officers. The officers of this Association shall be a president, who shall be at all times a member of the Board of Directors, a vice president, a secretary and a treasurer, and such other officers as the Board may from time to time by resolution create.

Section 2. Election of Officers. The election of officers shall take place at the first meeting of the Board of Directors following each annual meeting of the members.

Section 3. Term. The officers of this Association shall be elected annually by the Board and each shall hold office for one (1) year unless he shall sooner resign, or shall be removed, or

otherwise disqualified to serve.

Section 4. Special Appointments. The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority and perform such duties as the Board may, from time to time, determine.

Section 5. Resignation and Removal. Any officer may be removed from office with or without cause by the Board. Any officer may resign at any time by giving written notice to the Board, the President or Secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 6. Vacancies. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

Section 7. Multiple Offices. No person shall simultaneously hold more than one office except the office of Vice President, Secretary, Treasurer and/or special offices created pursuant to Section 4 of these Articles.

Section 8. Duties. The duties of the officers of the Association are as follows:

President

(a) The President shall preside at all meetings of the Board of Directors and of the Association. He shall see that orders and resolutions of the Board are carried out, sign all leases, mortgages, deeds and other written instruments and co-sign all checks and promissory notes.

Vice President

(b) The Vice President shall act in the place and stead of the President in the event of his absence, inability or refusal to act and shall exercise and discharge such other duties as may be required of him by the Board.

Secretary

(c) The Secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the members. He shall keep the corporate seal of the Association and affix it on all papers requiring said seal, serve notice of meetings of the Board and of the members, keep appropriate current records showing the members of the Association together with their addresses and perform such other duties as required by the Board.

Treasurer

(d) The Treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors. He shall sign all checks and promissory notes of the Association, keep proper books of account and keep accurate books and records of the fiscal affairs of the Association and make the same

available for inspection by members of the Association during normal business hours.

Article VIII

Committees

The Association shall appoint a Nominating Committee, as provided in these By-Laws. The Board of Directors shall appoint other committees as deemed appropriate in carrying out its purposes.

Article IX

Books and Records

The books, records and papers of the Association shall at all times during reasonable business hours be subject to inspection by any members. The Declaration, the Articles of Incorporation and the By-Laws of the Association shall be available for inspection by any member at the principal office of the Association, where copies may be purchased at reasonable cost.

Article X

Miscellaneous

The fiscal year of the Association shall begin on the first day of January and end on the 31st day of December of every year.

These By-Laws may be amended in accordance with Article 1396-2.09 of the Texas Non-Profit Corporation Act, as such Act is amended,

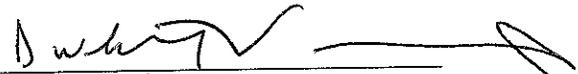
from time to time.

IN WITNESS WHEREOF, we, being all of the Directors of the Dickens Court Homeowners Association, Inc., have hereunto set our hands this the 21ST day of FEBRUARY, 2011.

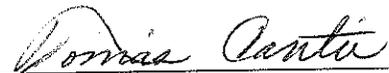
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President
Jared Cowan



Vice President
Whitney Vincent



Secretary
Thomas Cantu

CERTIFICATION BY SECRETARY

I, the undersigned, do hereby certify:
THAT I am duly elected and acting Secretary of the Dickens Court Homeowners Association, Inc., a Texas non-profit corporation, and
That the foregoing By-Laws constitute the Second Amended By-Laws of said Association, as duly adopted at a meeting of the

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Board of Directors thereof, held on the 21ST day of FEBRUARY, 2011, in accordance with Article 1396-2.09 of the Texas Non-Profit Corporation Act.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of said Association, this the 21ST day of FEBRUARY, 2011.

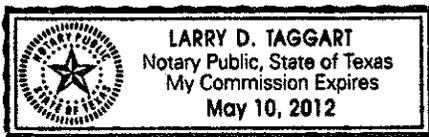
Thomas Cantu
Secretary
Thomas Cantu

ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF HARRIS)

SUBSCRIBED AND SWORN TO BEFORE ME, the undersigned authority, personally appeared Jared Cowan, Whitney Vincent, and Tomas Cantu, who being by me first duly sworn did upon their oath acknowledge to me that they are the persons and officers whose names are subscribed to the foregoing instrument, that the foregoing instrument was the act and deed of the said Dickens Court Homeowners Association, Inc., and that they executed such instrument for the purposes and consideration therein expressed and in the capacities therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 21ST day of FEBRUARY, 2011.



[Signature]
Notary Public - State of Texas

076-23-2178

DICKENS COURT TOWNHOME OWNERS ASSOCIATION, INC.

Amended and Restated Rules and Regulations

(Effective March 1, 2011)

1. All Rules and/or Regulations are subject to the provisions of the Dickens Court Townhome Owners Association, Inc. Declarations and By-Laws.
2. The Board of Directors, Architectural Committee, or Management Company may not permit any action to be taken that unlawfully discriminates against one or more unit owners/occupants.
3. All owners/occupants shall promptly and completely comply with each of the rules and regulations herein contained or hereafter properly adopted for the utilization of the general common elements in order that all owners/occupants and their guest(s) shall achieve maximum utilization of such facilities, consistent with the rights of each of the other owner/occupants thereto. Violation of these Rules and Regulations will be enforced by the **levying of special charges hereafter referred to as "Special Violation Charges"** in the amounts specified below.
4. Common sidewalks, driveways, entrances, halls and passageways shall not be obstructed or used by any unit owner/occupant for any other purpose than ingress to and egress from the units. Should the owner/occupant use the common area for events such as parties, yard sales and the like, then common area shall be cleaned by person(s) hosting the event, immediately after event is concluded. All events must end by sunset of the same day in which event began. (\$10.00).
5. A unit owner/occupant may place on patios appropriate casual furniture normally utilized on patios, together with plants and flowers; provided, however, the Board may direct the removal of any item which, at its discretion, detracts from the general appearance of the project or may potentially cause damage to fences, siding, other dwelling units and/or slabs. Christmas lighting and related decorations and ornamentation may be displayed between November 15 and January 10 of any given year. The Architectural Committee is authorized to regulate all such decorations and ornamentation. The patio of a unit shall not be used for the drying of laundry or the airing of bedding; nor shall there be any enclosure of same, unless approved, in writing, by the Board; nor permit any cooking to be done on **said patio or within fifteen (15') feet of any** building without first accepting and providing proof of full financial responsibility for any damage to any unit(s) and/or common elements. All planting or gardening done in the common areas becomes a permanent part of the common landscaping and the property of the Association. (\$25.00)
6. No Clotheslines or similar devices shall be allowed on any portion of the property; no rugs, etc. may be dusted from the windows, patios or balconies of the units, and not in or on any other location within the property. (\$10.00)
7. Disposition of garbage and trash shall be accomplished only through the use of City of Houston trash receptacles, which have been provided to each unit. It is the responsibility of each Owner/Resident to place and retrieve their receptacle on/from the curb on the assigned collection day. Heavy trash may be placed outside of the trash receptacles only on specified heavy trash collection days as dictated by the City of Houston. Also, no owner/occupant shall block access (i.e. park vehicle, trailers, etc., in front of garbage cans) to trash receptacles on trash collection days provided by the City of Houston. (Garbage can should place at an adequate distance of each other (min. 3 to 4 feet) to allow the garbage collection equipment to pick up the can) (\$20.00)

8. Each unit owner shall keep and maintain: the interior of his unit in good condition and repair, including all appliances; the entire air conditioning system (including compressors, ducts and vents) serving the unit (whether the same is inside or outside the unit); all electrical systems except for any "bad" connections in the main building junction box; all water and sewer lines except for the "shared" kitchen sink/washing machine lines; and, all other fixtures located within and/or servicing the unit. (\$25.00)
9. Nothing shall be done or kept in any unit or in the Common Elements which will increase the rate of insurance for the property without the prior written consent of the Board and full acceptance of any and all financial liability. No unit owner shall permit anything to be done or kept in his unit or in or on the Common Elements which will result in the **cancellation** of insurance on any unit, or any part of the Common Elements or which will be in violation of any law. (\$100.00)
10. No penetration of the siding is allowed. Installation of satellite dishes are authorized, however, location and method of installation must first be approved, in writing, from the Architectural Committee. (\$100.00)
11. A townhome owner/occupant shall be liable for the expense of any maintenance, repair and/or replacement made necessary by their negligent act and/or by the actions of any member of their family or their guests, employees, agents, lessees and/or pets, but only to the extent such expense is not met by the proceeds of insurance. This includes, but is not limited to, any increases in hazard insurance rates caused by *misuse or abandonment* of a townhome unit or its appurtenances. (\$100.00)
12. Maintenance repairs and/or replacements that involve turning off of any utility system which supplies more than one unit (plumbing, electrical, gas, etc.) will require prior permission from the Management Company or the Board of Directors. All such repairs must be performed by a state licensed (Texas) and adequately insured professional unless otherwise approved in writing by the Board of Directors - All damages resulting from non-compliance of this provision shall be the responsibility of the violating owner. (\$100.00)
13. No owner/occupant shall install wiring for electrical, cable TV, satellite dish, or telephone installation or for any other purpose, nor shall any television or radio antenna, machines, or air conditioning units be install on the exterior of the project or be installed in such a manner that they protrude through the walls or the roof of the townhome improvements, except as may be expressly authorized in writing by the Board of Directors. (\$50.00)
14. The Common Areas are intended for the purpose of allowing vehicular and pedestrian movements within the townhome complex and for providing access to the units. No part of the Common Area shall be obstructed so as to interfere with its use, nor shall any part of the Common Area (Common Elements) be used for general storage purposes, except maintenance storage rooms, nor shall anything be done thereon in any manner which shall increase the rate/cost of hazard and liability insurance. (\$15.00)
15. No owner shall be allowed to place any sign outside of the Townhome Unit with regard to the leasing of the unit and/or sale of the unit. The Owner shall be limited to placing such signs within the inside of windows of the Townhome Unit only. No Owner shall be permitted to hang clothing, bathing suits, etc., over the common areas or upon any Common Areas as further prescribed by the Rules and Regulations of the Association. (\$15.00)

16. No owners/occupants shall play upon, or cause to be played upon, any musical instrument, or permit to be operated a loudspeaker of any type, within any unit or on the property between the hours of 11:00 pm and the following 9:00 am, if same may tend to disturb or annoy other occupants of the buildings, nor shall any owner/occupant permit to be made loud, disturbing or objectionable noises which would disturb or tend to disturb occupants of other units at any time. Example: Stereo bass. (\$15.00)
17. No vehicle belonging to or under the control of a unit owner/occupant or member of the family or guest or employee of such unit owner/occupant shall be parked in such manner as to impede or prevent ready access to any entrance or exit from a building. Vehicles shall be parked within designated and/or assigned parking. Violation of these provisions by any of the above or other person's vehicles shall subject the vehicle in violation to immediate towing without prior notice. Derelict and/or abandoned vehicles will be notified of such status through a sticker posted on the vehicle, and shall be towed away no less than seven (7) days thereafter. Derelict/abandoned vehicles are defined as those having any of the following deficiencies:
- i. Expired license plates
 - ii. Expired inspection stickers
 - iii. Flat tires
 - iv. Otherwise in such condition as to prevent the vehicle from being lawfully driven on public roads.
- b. The owner of any vehicle that is towed under these rules is required to pay any and all fees (towing and storage) when they recover their vehicle. The Association and Board of Directors prohibit anyone from performing any major work or repairs to vehicles upon the townhouse property. Minor tune-ups and oil changes may be done on the property, provided the areas involved are protected, old oil is properly and legally disposed of and the area is fully and completely cleaned when finished. (\$20.00)
18. Subject to the limitations below, unit owners/occupants may not maintain more than a reasonable number of pets, which shall never exceed more than two dogs or two cats per unit.
- i. Except when within its owners / occupants unit, all pets must be kept on a leash and under the owners/occupants control. (City Ordinance also) (\$10.00)
 - ii. No pet may be chained, leashed or otherwise kept on any patio, nor shall any pet waste be left on patios. (\$20.00)
 - iii. Unit owners/occupants are responsible for all property damage, injuries, odors, disturbances, etc. caused by their pets and/or their guests' pets. (\$15.00)
 - iv. Unit owners/occupants shall not permit any animal to bark, howl, or make other loud noises for such a time as same tends to disturb neighbors' rest or peaceful enjoyment of their units or the Common Areas. (City Ordinance also) (\$20.00)
 - v. Unit owners/occupants shall not permit their pet to relieve itself anywhere within the Common Elements. In the event of a mistake, unit owners/occupants are responsible for the immediate removal of their animal's waste from said Common Element. (City Ordinance also). (20.00)
 - vi. No pet may be kept in any unit if such animal is determined by the Board to be a nuisance, annoyance or threat to any of the other residents. (\$25.00)
19. Nothing shall be stored in or upon the Common elements without prior written consent of the Board, except within pre-existing individual storage areas or otherwise expressly provided for in the Declarations, By-Laws or these Rules and Regulations. The Association assumes no liability for nor shall it be liable for any loss or damage to articles stored in the storage area. (\$20.00)

28. One-twelfth of the amount annually assessed against each unit (maintenance fees) shall be due and payable on the first day of each month during each year. If the sum estimated proves to be inadequate for any reason, including non-payment of any owner's assessment, the Board may, at any time, levy a further assessment which shall be assessed to the owners in accordance with the Declarations and By-Laws. In accordance with the Declaration, assessments are due and payable on or before the first (1st) day of each calendar month. Assessments remaining unpaid as of the last day of each month are considered delinquent. All accounts not paid in full by the last day of each month shall be assessed a one-time Late Charge in the amount of Thirty-Five and No/100 Dollars (\$35.00) on the first (1st) day of the following calendar month. Additional Late Charges in the amount of Ten and No/100 Dollars (\$10.00) per day, shall be added to each delinquent account on the second (2nd) day of each successive calendar month, and on each successive day thereafter, until such account is paid in full and reduced to a Zero (\$0.00) balance. Such Late Charges shall be separate and distinct from (and in addition to) any interest charges which are applied to delinquent accounts. Such Late Charges shall have no effect on other remedies and procedures available to the Association pursuant to its governing documents, State and/or Federal statutes and/or common law.

29. Upon written request by the Board of Directors all owner/occupants must provide access to their units as deemed necessary to facilitate maintenance and/or repairs to the property. In the case of an emergency, the Board of Directors shall not be required to give notice, either written or oral.

30. All window treatments which may be seen from outside the property must be white or off-white.(25.00)

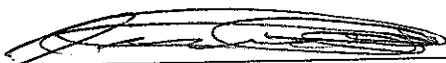
31. Front and back patios must be maintained free of clutter/garbage; the grass and landscape shall be maintained in a neat and attractive manner at all times. (\$25.00)

32. After suitable notification (thirty days after mailing of these Rules and Regulations), the *enforcement* of these Rules and Regulations shall be by *violation charges*, at the direction of the Board of Directors, at the above specified amounts up to \$100.00 per offense and/or reimbursement for any costs of resulting damages. Unit owners are responsible for any assessments for a violation even if the unit is under lease. VIOLATION CHARGES will be collected in the same manner as maintenance fees with the same collection procedures applying as outlined in the Townhome Declarations. Nothing herein shall be interpreted as limiting the Board of Directors and/or the Association's rights to seek redress through the judicial system.

33. The foregoing Rules and Regulations are subject to amendment and to the promulgation of further Regulations by the Board of Directors of DICKENS COURT TOWNHOME OWNERS ASSOCIATION, INC. in accordance with the Declarations and By-Laws of the Association.

Adopted on this 21st day of FEBRUARY, 2011.

DICKENS COURT HOMEOWNERS ASSOCIATION, INC.


By: Jared Cowan
Position: President


By: Tomas Cantu
Position: Secretary


By: Duwittmy Vincent
Position: Treasurer

By: _____
Position: _____

