

HIDDEN SPRINGS RANCH HOMEOWNER'S ENFORCEMENT POLICY

The Hidden Springs Ranch Board of Directors is charged with enforcing the Covenants, Conditions and Restrictions (CCRs) of Hidden Springs Ranch. The CCRs are important rules that govern your responsibilities as a member of the Association and protect your rights as a property owner. These controls are established to assure that integrity of the original community is preserved and maintained.

While it is the boards' desire to correct CCR violations in an amicable manner, an enforcement policy is required to remedy violations that are not corrected after repeated notices. To aid in enforcement of the CCRs, the following policy has been approved by the Hidden Springs Ranch Board of Directors.

First Violation	A courtesy letter stating the specific violation and requesting correction within a 30 day period
Second Violation	\$50.00 fine with a 15 day corrective period
Third Violation	\$75.00 fine with a 15 day corrective period
Subsequent Violations	\$100.00 fine each 15 days until corrected

The homeowner will have 30 days to respond and/or correct the violation after the initial violation letter. To discuss specific correction actions or appeal the violation, the homeowner may respond in writing to the following address.

Hidden Springs Ranch HOA
P.O. Box 362
Dripping Springs, TX 78620

Unpaid amounts may result in a lien being filed on the residence in violation. Fees associated with filing a lien will be charged to the homeowners' account.

A late fee of \$15.00 per month will be assessed on fines not paid within 30 days.