

Wind Cliff Harbor

Homeowners' Association

April 20, 2024

AMENDMENTS TO RESTRICTIVE COVENANTS

Section W(h)

The late fee for HOA dues will be a flat \$2.00 per month rather than 10% of the original amount due. The late fee is accumulative until the past due plus late fees are paid. The homeowner is responsible for any additional costs in resolving the delinquent assessment including, but not limited to, filing fees, postal costs, and copying costs. This change is to prevent charging cumulative fees in excess of those allowed by the State of Texas.

Fines will be assessed to any homeowner whose property or use of property is in violation of By-Laws or Restrictive Covenants as determined by the Board of Directors. The property owner will be given written notice and an appropriate amount of time in which to correct the violation. This is a new inclusion to the By Laws and Restrictive Covenants.

The homeowners' association does not allow short term rentals of property, whether house or lot, of less than six months for recreational or residential purposes.

This is to prohibit properties from being rented as short term vacation rentals such as Airbnb, VRBO or other type rental. This is a new inclusion to the By Laws and Restrictive Covenants.