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**2017 ANNUAL ASSESSMENT AND FEE DISCLOSURE TO OWNERS OF LOTS LOCATED IN
STERLING GREEN SOUTH SEC(S) 1, 2, 3, 4, 8, & 9**

622

The Board of Directors of each association has an obligation to collect all Association assessments to pay for the maintenance and replacement of common area property and other association expenses. The Association is obligated to collect annual assessments and/or maintenance fees; and recover all reasonable collection costs, reasonable attorney's or legal fees, late fees and interest incurred by the association when assessments are not paid on time and lots are not maintained pursuant to the governing documents. The following assessment and fee disclosure has been adopted by the Board.

As a courtesy, the Association sends annual billing statements to owners. Owners are responsible for timely payment of all charges when due. Payment of the annual assessment is due on **January 1st every year** and must be paid in full by **January 31st same year** to avoid any additional cost and fees. Payment for fees and fines associated with maintenance, collections, and/or legal will be due upon receipt and will begin accruing interest after the 10th day if not received.

By resolution and agreement of the Board of Trustees of Sterling Green South, the **2017 Annual Assessment** shall be **\$250.00** per lot (occupied) and **\$125.00** per lot (unoccupied). * If your home or garage sits on more than (1) lot you shall be assessed additional "occupied" rates of \$300.00 depending on the number of lots. For an explanation, please contact the association or refer to Article VI, Section 6 of the Supplemental Declaration of Covenants, Conditions and Restrictions for Sterling Green South.

OTHER FEES:

LATE FEE	\$25.00 PER MONTH BEGINNING FEBRUARY 1, 2017
INTEREST	10% PER ANNUM BEGINNING FEBRUARY 1, 2017
NSF (RETURNED CHECK)	\$35.00 (PLUS FEES ASSOCIATED WITH LEGAL ACTION)
MAINTENANCE	*SEE 2017 FINE SCHEDULE ATTACHED
LEGAL	AS INCURRED BY THE ASSOCIATION
ATTORNEY'S FEES	AS INCURRED BY THE ASSOCIATION
ADMINISTRATIVE	AS INCURRED BY THE ASSOCIATION (Ex. postage, letters, long distance, fax, etc.)

OTHER ADMINISTRATION FEES:

RESALE CERTIFICATES	\$200.00 (Includes copy of restrictions, rules, bylaws, balance sheet as required, operating budget as required, certificate of insurance as required)
STATEMENT OF ACCOUNT	\$15.00 (Requires written permission from owner of record)
TRANSFER FEE	\$150.00 (Association will not release its implied lien until payment is received and credited)
HOA LIEN	\$40.00 Each
HOA LIEN RELEASE	\$40.00 Each

PAYMENT PLANS:

Sterling Green South CIA will set up payment plans for 3 to 18 months only. Any request for additional time to pay off debt will require a meeting with the Board of Trustees. Owners placed on a payment plan will not be charged applicable late fees but interest due to the association still applies.

RP-2017-105289

STERLING GREEN SOUTH CIA

FINE SCHEDULE

Violation of Article IV, Section 15
Maintenance of Lot (Force Mow, Moss)
 100.00 1st
 occurrence
 /150.00 per
 occurrence
 afterwards

Violation of Article IV, Section 4
Fences (should be maintained in good, presentable condition. Built according to covenant guidelines.)
 300.00 per
 violation

Violation of Article IV, Section 7 (a)
*Annoyance or Nuisance (loitering, loud music, constant barking, loud parties, multiple families, burning debris.) * This applies to owners or their guest who are caught on Association property after hours.*
 100.00 1st
 occurrence
 /200.00 per
 occurrence
 afterwards

Violation of Article IV, Section 7 (a)
Annoyance or Nuisance (Individual garage sales not allowed) Sterling Green South provides three (3) community garage sales per calendar year.
 300.00 per
 occurrence

Violation of Article IV, Section 7 (a)
*Annoyance or Nuisance (inoperable vehicles) * Failure to remove the vehicle within 30 days of an official notice will result in a fine and/or Harris County towing the vehicle off the premise at your own expense.*
 500.00 per
 occurrence

Violation of Article IV, Section 7 (a)
Annoyance or Nuisance (verbal threats to neighbors, fireworks, firework trash, pet attacks, pet waste.)
 200.00 per
 violation

Violation of Article IV, Section 7 (b)
Raising, breeding or keeping of animals, livestock, or poultry (other than dogs, cats, or other approved household pets are not allowed. Approved pets must not exceed three (3) medium-sized animals.)
 200.00 1st
 occurrence
 /300.00 per
 occurrence
 afterwards

STERLING GREEN SOUTH CIA

FINE SCHEDULE

Violation of Article IV, Section 7 (c)
*Selling of spirituous, vinous, malt liquor or any medicated bitters capable of producing intoxication. Businesses. *This fine requires an investigation by the Board Vice President in Charge of Security and other Board Members.*
 500.00 per
 occurrence

Violation of Article IV, Section 7 (c)
*Usage of lot for illegal or immoral purposes. *This fine requires an investigation by the Board Vice President in Charge of Security and other Board Members.*
 500.00 per
 occurrence

Violation of Article IV, Section 9
*Signs and Billboards (Advertising a product or service). You may place a standard "For Sale" or "For Lease" signs for the sale/lease of your lot. *The fine is in addition to cost the Association incurs to remove signs which will also be charged to you.*
 100.00 per
 sign per
 occurrence

Violation of Article IV, Section 10
*Storage and Disposal of Garbage and Refuse / Heavy Trash (Keeping trash and other materials in anything other than sanitary containers.) *Requires an investigation by the Deed Restriction and Enforcement Committee and/or Board.*
 300.00 per
 occurrence

Violation of Article IV, Section 8
*Parking in yard, lawn, sidewalk. Right-side wheels next to and within 18 inches of curb for street or cul-de-sac parking. *Requires an investigation by the Deed Restriction and Enforcement Committee and/or Board.*
 200.00 1st
 occurrence
 /300.00 per
 occurrence
 afterwards

Violation of Article IV, Section 10
Garbage cans in public view. (Storage and Disposal of Garbage and Refuse.)
 200.00 1st
 occurrence
 /300.00 per
 occurrence
 afterwards

Violation of Article IV, Section 8
*Temporary Structures (storage of truck, boat, automobile, trailer, camper, motor or mobile home trailer, basement, tent, shack, garage, barn or shed, commercial vehicles, eighteen wheelers, toys, barbecue pits, basketball goals, benches, bird feeders, A/C window units, etc.) You may not store any of the above on any lot, backyard, or street overnight. They may however be kept in an enclosed garage as long as they are out of sight. *Requires an investigation by the Deed Restriction and Enforcement Committee.*
 200.00 1st
 occurrence
 /300.00
 per
 occurrence
 afterwards

Violation of Article IV, Sections 1-6
*All paint color changes and exterior modifications must be approved by the Architectural Control Committee. *(Forms are available at the SGS office.)*
 300.00 per
 occurrence

***PLEASE BE ADVISED THAT OWNERS ARE RESPONSIBLE FOR ANY ACTION(S) BE IT FINES OR OTHERWISE OF THEIR GUESTS/TENANTS/RENTERS/OCCUPANTS**

***PLEASE BE SURE TO CONTACT THE BOARD TO RECEIVE APPROVAL OF ANY MODIFICATION OR ADDITION TO THE EXTERIOR OF YOUR PROPERTY. FAILURE TO OBTAIN APPROVAL WILL PROVE COSTLY.**

***PLEASE REPORT ANY SOLICITORS, SUSPICIOUS INDIVIDUALS OR ACTIVITY, OR VEHICLES TO STERLINGGREENSOUTHCIA@GMAIL.COM.**

PLEASE WATCH YOUR SPEED

STERLING GREEN SOUTH CIA
 1134 Willerley Lane
 Channelview, Texas 77530
 E-mail: sterlinggreensouthcia@gmail.com

STERLING GREEN SOUTH, CIA PARK RULES

1. Areas are for residents and members of Sterling Green South CIA only.
2. Park and Playground areas are open to residents and members from 12:00 p.m. to Sunset.
3. No loitering, littering, defacing, or destruction of any property belonging to the Sterling Green South CIA will be allowed.
4. Residents and members will be held accountable for the actions of their guests.
5. Sterling Green South CIA will not be responsible for any loss or damages that may occur while on Association property.
6. Anyone who commits crimes against or on Association property will be prosecuted to the fullest extent of the law.
7. If you witness a crime being committed or suspect a crime may be in progress, please contact 911. For non-emergencies, contact the Harris County Sheriff's Department at 713-221-6000.

All Property of the Association is managed by and the responsibility of the Sterling Green South CIA and its Board of Trustees. For information please email sterlinggreensouthcia@gmail.com.

STERLING GREEN SOUTH, CIA
1134 WILLERSLEY LANE
CHANNELVIEW, TEXAS 77530
ADDRESS CORRECTION REQUIRED

SGSCIA Fine Schedule

STERLING GREEN SOUTH CIA

OFFICE LOCATION
1134 WILLERSLY
POOL 2

BOARD MEMBERS WILL ANSWER
QUESTIONS ABOUT THE NEW FINE
POLICY AS WELL AS INDIVIDUAL
MEMBER ACCOUNTS

281-452-4721
FAX 281-452-4611
sterlinggreensouthcia@gmail.com

ACKNOWLEDGMENT

STATE OF TEXAS §

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KNOWN BY ALL THESE PRESENT

COUNTY OF HARRIS §

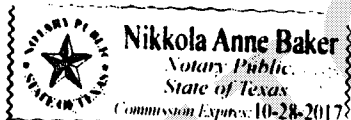
The foregoing instrument was acknowledged before me this 22nd day of February, 2017 by Debra Williams, and subscribed in the presence of and at the direction of James McClelland, President of Sterling Green South CIA, personally known or produced identification Type of identification produced _____.

Debra Williams
Debra Williams, Vice President
Sterling Green South CIA

Feb 22, 2017
Date

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(Seal)



Nikkola Anne Baker
Notary of Public, State of Texas

My commission expires 10-28-2017

After recording, please return to:
Sterling Green South CIA
c/o Debra Williams //
P.O. Box 2178
Channelview, Texas 77530
GF# 07-039428-AH

RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

RP-2017-105289

FILED FOR RECORD

8:00:00 AM

Monday, March 13, 2017

Stan Stewart

COUNTY CLERK, HARRIS COUNTY, TEXAS

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.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED; in the Official Public Records of Real Property of Harris County Texas

Monday, March 13, 2017



Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS

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