

Pine Hollow Homeowners Association Policy

Title: Construction Deposits
Revision: 1

Purpose:

The Board of Directors recognizes that from time to time a resident lot owner may need to use the Common Areas to provide access to the resident's property for certain construction activities. However, significant damage to easements, in which the Association has had to repair at a later date, has resulted from residents' use of the common areas for access to their property to execute construction projects. Any resident who uses the easements for construction and/or similar purposes is financially responsible for any and all damages resulting from the project.

To expedite repairs to the Common Areas, the following policy has been instituted.

Policy:

Construction Deposit:

Prior to any construction activity on any lot for which Association approval is requested or is required, said lot owner will be required to provide a refundable deposit in the amount of \$2,500.00 to cover any "potential" damage to Association-owned property. This deposit must be provided no later than one (1) week after ARC (Architectural Review Committee) application approval and such deposit is a condition precedent to approval. If no deposit is paid, the ARC application, and its approval, shall be deemed to be revoked and denied automatically without any further action by the Association.

Once the construction activity is complete, the lot owner shall notify the Association in writing so that the Board may inspect the Association-owned property for damage. If no damage to the property is found, the deposit will be fully refunded to the lot owner within one (1) week after the inspection. If damage to Association-owned property is found, however, repairs shall be made to the Association-owned property at lot owner's expense. The cost of these repairs shall be deducted from the deposit and the balance, if any, shall be refunded to the lot owner. If the cost of the repairs exceeds the deposit, the lot owner shall be notified in writing of the repairs and their cost. The lot owner shall pay the amount of repairs over and above the required deposit within thirty (30) days of being so notified. If not paid, the charge will be treated the same as charges for lot maintenance as detailed in the Declaration of Covenants and Restrictions, Article VIII, Section 17(c).

The Pine Hollow HOA Board of Directors reserves the right to modify this policy at their discretion at any time as long as the rationale for the change is documented in the revised policy.

**PRESIDENT'S
AND
SECRETARY'S**

CERTIFICATION: The undersigned, respectively being the President of the Pine Hollow Homeowners Association, a Texas nonprofit corporation, certifies that the foregoing policy was approved and adopted by the Board of Directors of the *Association*, at a duly called and held meeting of the Board of Directors of the *Association* on this

5 day of May (month), 2010
and in witness thereof, the undersigned has subscribed his/her name.

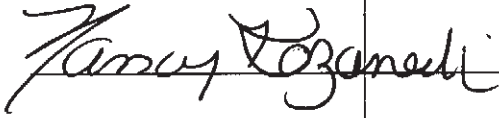
PINE HOLLOW HOMEOWNERS ASSOCIATION
a Texas non-profit corporation,

By:



_____, President

Attested:



_____, Secretary