

Blue Branch Ranch Property Owners Association, Inc.

P. O. Box 91

Granbury, Texas 76048

Date

VIA FIRST CLASS AND
CERTIFIED MAIL

VIOLATOR

Street Address
City, State, Zip

UNCURABLE VIOLATION – 1ST NOTICE

ASSESSED BY:

BOARD OF DIRECTORS **ARC**

Re: Property Address (the “Property”)

Dear **VIOLATOR**:

As you are probably aware, the Property is subject to The Revised and Restated Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens of Blue Branch Ranch Subdivision, filed under document number 2021-0002607, Real Property Records of Hood County, Texas (the “Declaration”) for **Blue Branch Ranch Property Owners Association, Inc.** (the “Association”) which are contractual obligations assumed by you when you purchased the Property and are intended to preserve the value of the properties in the **Blue Branch Ranch** community, including your property, as well as your neighbors’ properties. This letter is to inform you that the Association has observed “an uncurable violation” and/or “a violation which poses a threat to public health or safety” of the Declaration of the Property. Please be advised that you have violated the Declaration in the following manner:

[Violation – Detailed Description (Cite appropriate CCR Section and Rules and Regulations Section)]

Due to the nature of such violation of the Declaration, the Association has elected to assess fines against you as follows:

| | |
|----------------|---------|
| [Description]: | \$ 0.00 |
| [Description]: | \$ 0.00 |
| Total Fines | \$ 0.00 |

Optional: Additionally, the Association has elected to suspend your Common Area rights, until such a time as you have paid the above assessed fines, as follows:

[Describe suspension of Common Area Rights]

You are entitled to request a hearing to discuss, verify facts, and resolve the matter at issue before the Board of Directors for the Association before the thirtieth (30th) day from the date you receive this notice. All hearing requests must be in writing and may be electronically mailed to:

Blue Branch Ranch Property Owners Association, Inc., at bluebranchranch@gmail.com

Blue Branch Ranch Architectural Review Committee, at arc4bbrpoa@gmail.com

The above assessed fines are presently due and owing and failure to pay the assessed fines within thirty (45) days will result in the Association taking further enforcement action for the collection of the assessed fines. In such event, the Association may assess further fines, suspend your Common Area rights until all fines are paid, incur attorneys' fees for which it will seek reimbursement from you, or take any other steps the Association may be entitled to under Texas law.

We hope that you will assist us to resolve this matter by paying all assessed fines and that no further action by the Association or its attorneys to enforce the Declaration will be necessary. If you have any questions or would like to discuss this matter further, you may contact the Association at (xxx) xxx-xxxx.

Sincerely,

**POA President/ARC Chair Name,
President/ARC Chair
Blue Branch Ranch
Property Owners Association, Inc.**

ACTIVE MILITARY DUTY ADVISORY

Please be advised that the owner(s) of the Property may have special rights or relief related to this enforcement action under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. app. Section 501 et seq.), if one or more of the owners of the Property is serving on active military duty. If his is the case, please alert the Association immediately.