

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

VIOLATION – 2nd NOTICE

ASSESSED BY:

BOARD OF DIRECTORS **ARC**

Re: Property Address (the “Property”)

Dear **VIOLATOR**:

The **Blue Branch Ranch Property Owners Association, Inc.** (the “Association”) has previously notified you that 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 for **Blue Branch Ranch Property Owners Association, Inc.** (the “Declaration”), 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. Despite the Association’s previous request that you cure the existing violations of the Declaration at the Property concerning [Violation – (Cite appropriate CCR Section and Rules and Regulations Section)], the Association has observed that such violations remain uncorrected. Due to the nature of such continued 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 proceed with the following curative action on your behalf and make an assessment for the expenses incurred against you:

[Describe curative action]

Optional: Additionally, the Association has elected to suspend your Common Area rights as follows:

[Describe suspension of Common Area Rights]

You are entitled to a reasonable period to cure the specified violation and avoid the assessed fines by taking the following action within forty-five (45) days from the date of this notice:

[Describe action to remedy violation]

If forty-five (45) days is not a reasonably sufficient period of time to complete such corrective actions, please contact

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

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

to discuss a reasonable time period within which such actions will be completed. Should you choose to contact the Association, your input will be considered but the ultimate reasonably sufficient time period shall be set by the Association. Should you fail to contact us, the Association will assume that forty five (45) days is reasonably sufficient to complete such corrective actions.

You are also entitled to request a hearing to discuss, verify facts, and resolve this matter 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

If you again refuse to correct the violations described herein within the specified time frame, the Association may assess additional fines and/or forward this matter to its attorneys for further enforcement action. In the event of the latter, the Association will incur attorneys' fees for which it will seek reimbursement from you.

We hope that you will voluntarily assist us to resolve this matter and that no further action by the Association or its attorneys to enforce the Declaration will be necessary.

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.