

INFORMATION ABOUT DEED RESTRICTION PROCEDURES

Grand Lake Estates is a deed restricted community. Deed Restrictions are in place to assure a harmonious and attractive community in which to live, and to protect our property investments. If you do not have a copy of the Deed Restrictions for your GLE section, click on the Governing Documents tab of this website to view or print a copy.

DEED RESTRICTIONS DURING CONSTRUCTION: The GLE Architectural Control Committee (ACC) is charged with reviewing building applications to ensure that proposed projects comply with deed restrictions for the GLE section where the applicant's property is located. Accurate completion of the ACC application with an detailed description of proposed improvements makes it easier for the ACC committee to understand what you plan to do, so they can make a decision regarding your application. You will find the ACC application on the ACC tab of this website.

If construction or modification of a house in GLE is started prior to/without ACC approval, the property owner shall be required to stop work and may be directed to remove the unapproved alteration. For your protection, do not start your construction or improvements until you have received written approval from GLE ACC.

ONGOING DEED RESTRICTION ENFORCEMENT: Before and after construction, Deed Restriction enforcement is handled by the GLE Association management company following these procedures:

Inspections of the community are done every two weeks to identify new violations, to check the status of existing violations and to verify complaints that have been reported.

Deed restriction violation letters are mailed to GLE property owners on a fixed schedule. The **POA can levy fines** and the **Association management company may charge fees** that are added to the GLE property owner's account when it is necessary to send deed restriction letters.

First Letter – A violation notification letter with a description of the violation and a request to cure the violation.

Second Letter – A second violation letter is sent **30 days** after the first letter expires without compliance. This letter usually gives the GLE property owner two weeks to comply, except for lawn violations.

Third Letter - The third notice letter carries a fine of **\$100.00 per violation** which is added to the GLE property owner's account and is collectible under the Texas Property Code. Compliance is required and if the violation is not cured within 30 days, the account will be turned over to the POA attorney for collection.

*Most GLE POA Deed Restriction enforcement procedures do not proceed beyond this level, but there are those few owners who neglect their responsibility. Their violations continue without regard for the impact on their neighbors. When GLE owners or their tenants do not adhere to the Deed Restrictions, and their actions indicate they do not acknowledge they purchased property in a Deed Restricted community, the **Association is obligated to seek compliance by legal means**. This action is expensive and affects every GLE property owner by depleting POA resources derived from annual dues assessments.*

Attorney Demand Letter - The attorney gives legal notice of the Association's intent to file a lawsuit. All attorney expenses, legal fees, court costs etc. are billed back to the GLE property owner's account once turnover of file takes place.

If you see repeated or continuing deed restriction violations, please report them to GLE Association Manager Beverly Carroll at 281-367-8137.