

## Welcome to Lakeview Ranch!

You have chosen to live in the best community Denton has to offer. Below are a few guidelines to know and understand as a homeowner in the Lakeview Ranch community. Adhering to the established covenants and policies of the community is your responsibility as a homeowner.

### Contact Information for your community:

NTX Management Group

(940) 566-3714

[lakeviewranch@ntxmanagement.com](mailto:lakeviewranch@ntxmanagement.com)

### Dues Information:

Annual Dues: \$434.50 per year due in January (2018) – considered late if not received by the last day of the month due.

Late Fee: \$20 per month + 18% interest (annual) – applied the last day of each month to delinquent accounts

What do my dues pay for?

- Community Events
- Insurance (General Liability, Directors & Officers, Umbrella, Etc.)
- Maintenance of the clubhouse and pool
- Landscaping of common areas
- Administration of the day to day activities of the community

### Fining & Enforcement Information:

NTX Management Group is the community's management firm contracted to administer and enforce the covenants of the association. NTX conducts routine property inspections twice per month to ensure our home values are protected and the general appearance of the neighborhood is what you expect as a homeowner.

Violations are enforced on a rolling 6-month period. If a previous violation reoccurs within a rolling 6-month period, the enforcement process picks up where the previous enforcement action left off.

Please ensure your home is well maintained and routine mowing, edging, trimming, etc. is done. ALL improvements to the outside of your property must be approved by the Lakeview Ranch ACC Committee including new fences, roofs, sheds, covered patios and other outside improvements done to your property. This is a requirement to ensure harmony in the community and that all improvements are completed in accordance with Lakeview Ranch's established covenants.

Enforcement Schedule for each CC&R Violation Found:

<u>Occurrence</u>	<u>Description</u>	<u>Fee to Owner</u>
(Approx. 2 weeks between notices)		
1 <sup>st</sup> Notice	Courtesy Notice	\$0.00
2 <sup>nd</sup> Notice	Regular & Certified Mail – Required by State Law	\$20.00
3 <sup>rd</sup> Notice	Fine 1	\$50.00
4 <sup>th</sup> Notice	Fine 2	\$50.00
5 <sup>th</sup> Notice	Fine 3	\$100.00
6 <sup>th</sup> Notice	Fine 4	\$250.00
7 <sup>th</sup> Notice	Fine 5	\$500.00
8 <sup>th</sup> Notice	Fine 6	\$750.00
9 <sup>th</sup> Notice	Fine 7	\$1,000.00
10 <sup>th</sup> Notice	Fine 8	\$2,000.00
11 <sup>th</sup> Notice	Fine 9	\$5,000.00