

MONTSERRAT HOMEOWNERS ASSOCIATION, INC.
SPEED ENFORCEMENT POLICY

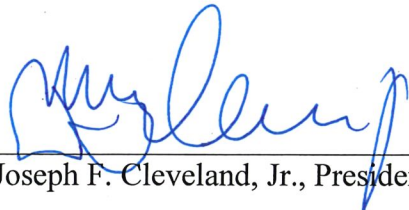
This Speed Enforcement Policy was approved by the Board of Directors for the Montserrat Homeowners Association, Inc., a Texas non-profit corporation (the "Association") on the 20th day of February, 2025.

1. Safety is a top priority for Montserrat HOA. People often think of highways as a major factor for speeding fatalities. But a significant number of speed-related fatalities happen on roads that are not interstate highways. According to data gathered by the National Highway Traffic Safety Administration (NHTSA), 20 percent of speed-related fatalities occur on roads posted at 35 mph or less. In 2022, NHTSA reported 7,605 pedestrian deaths.
2. Because certain drivers simply refuse to drive safely and obey the posted speed limit, in 2013, the Board installed an automated speed enforcement camera. This step was taken because the posted speed limits have not been observed; the lighted speed warning sign has been ignored; the speed bumps do not slow drivers down; and numerous reminder letters have not proven sufficient.
3. The automated speed enforcement camera is a mobile, unmanned device that will be set up in various locations throughout the property. The camera is designed to automatically photograph any speeding vehicle and to record the identity of the vehicle, the license number of the vehicle, the speed of the vehicle, and the date and time when the photograph was taken.
4. According to Article V, Section 1(q) of the Bylaws of Montserrat HOA, the Board is specifically authorized and empowered to establish a monetary fines system, which may include component steps such as warning citations, ticketing, due process hearing and appeals, and a flat rate of discretionary range or geometric progression of fine amounts which, when pronounced, shall constitute an assessment secured by a lien on the lot owner's property.
5. Pursuant to the Bylaws, the Board adopted progressive fines for speeding consistent with those promulgated by the City of Fort Worth. If a resident or any person residing or working at their household is documented speeding above the posted limit, the resident will receive a letter assessing the fine, along with the photograph generated by the automated speed enforcement camera. The fine must be paid by cash or check within 15 days. Otherwise, the fine will be included on the resident's quarterly statement. Any appeals will be governed by Article V, Section 18 of the Bylaws.
6. Residents will be responsible for any fines assessed against any person residing or working at their household, including all permanent staff. Please notify all staff of this policy. Residents will receive a warning letter for their guests. For repeat violators, Montserrat HOA may consider revoking the guest's access to Montserrat by vehicle.
7. Builders will be responsible for any fines assessed against their sub-contractors, vendors, or other persons under their direction and control.

8. All outside vendors will be handled by the Montserrat HOA staff.

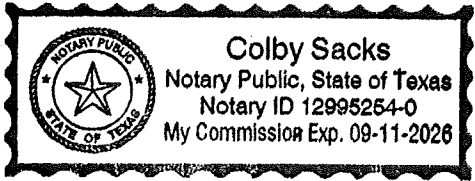
CERTIFICATION

I, the undersigned, being the President of the Montserrat Homeowners Association, Inc., hereby certify that the foregoing Resolution was adopted by a least a majority of the Montserrat Homeowners Association's Board of Directors.

By: 
Joseph F. Cleveland, Jr., President

THE STATE OF TEXAS §
 §
COUNTY OF TARRANT §

SUBSCRIBED AND SWORN TO BEFORE ME, the undersigned authority, by the above-mentioned Affiant on this 20th day of February 2025, to certify which witness my hand and seal of office.



Colby Sacks

Notary Public in and for the State of Texas

After Recording, Return to:

Joseph F. Cleveland, Jr.
Brackett & Ellis, P.C.
100 Main Street
Fort Worth, TX 76102