

PORT RIDGLEA EAST

LOT OWNERS CORPORATION

3702 W. Port Ridglea Ct.
Granbury, TX 76049

Phone; 817-408-6852
E-Mail; pre_hoa@yahoo.com

PORT RIDGLEA EAST LOT OWNERS CORPORATION FEES

Revised as of January 2025

PRELOC VIOLATION FEE SCHEDULE:

Initial Lot Dues Late Fee	= \$50.00 as of May 5th
Monthly Lot Dues Late Fee	= \$10.00 per month until paid in full
Court fees to place a Lien	= Actual court costs
Pool Rules Violation	= \$25.00 per offense after 1st warning
Boat Ramp Key Replacement	= \$50.00 (one key replacement only)

Compliance Letter (same offense)

Fees will be applied based on the number of letters sent for the same offense. All fees will be due in full in January and will be delinquent in May. All charges will be itemized on the yearly invoice. Should fees not be paid, the account will be considered delinquent, and a lien will be placed, through the Hood County Courts, on the owner's lot.

- 1st letter – Courtesy Letter – no fees applied to lot owner's account
- 2nd letter for same offense = \$50.00 charged to lot owner's account
- 3rd letter for same offense = \$75.00 charged to lot owner's account
- 4th letter for same offense will be sent by Legal Counsel – legal fees charged to lot owner's account

Example:

- April – Courtesy letter sent requesting the yard is mowed – no fee charged
- May – Letter sent requesting the yard is mowed = \$50.00 charged to lot owner's account
- August – Letter sent requesting the yard is mowed = \$75.00 charged to lot owner's account
- April of the next year – Letter sent requesting the yard is mowed = \$75.00 charged to lot owner's account

Certified Letter fees	= \$Actual cost
Attorney Legal Fees	= \$250.00 per hour or as billed by attorney
Court Filing Fees	= \$Actual cost
Legal Document Serving Fees	= \$Actual cost
PRE-Board Member Court Appearance Fee	= \$125.00 per hour

Established revised fees – 1/2025

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Court costs, attorney fees, lien filing fees, lien release fees and Constable fees will also be added to any monetary judgments from the court, and any costs associated with the execution of said judgment. These fees will be assessed against the lot owner's account.

PRELOC TRANSFEE FEE:

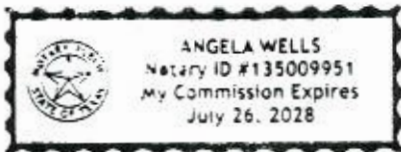
There is currently a Three hundred- and fifty-dollar (\$350.00) fee upon the change of legal title on the real property in the Port Ridglea East Subdivision. This fee will not be charged against any real property that has been refinanced.

The Board of PRELOC reserves the right to adjust this fee as needed.


Dated: May 5, 2025


Lana Daley, President

State of Texas §
 §
County of Hood §



This instrument was acknowledged before me by Angela Wells on 5/1/25


NOTARY PUBLIC, State of Texas

My commission expires: 7/26/28



FILED
MAY 06 2025