

Process for Reporting Deed Restriction Violations

Briargrove Park Homeowners Association

If a violation is suspected, it should be reported to the HOA Office in writing. This can be done via email - stefany@briargrovepark.org or via US Mail -

Briargrove Park HOA
Attn: Stefany Taylor
2301 Seagler Road
Houston, Texas 77042

2. The violation is researched by office personnel, first to determine if a violation exists, and then to determine the appropriate action taken.

Examples:

- The office personnel may contact the homeowner to request additional information.
- A 209 Letter is mailed to the homeowner requesting that the violation be brought into compliance within 30 days from the date of the letter.
- The homeowner may contact the office to provide additional information or to request assistance in resolving the violation.
- If the violation is not corrected within 30 days and the homeowner has not contacted the office to discuss the violation, then the Board decides if the matter is referred to outside counsel.
- Once the matter is referred to outside counsel, it becomes a legal matter that is primarily resolved between the homeowner and the outside law firm.

*** In the matter of post lights - due to the ongoing issue with post light operation and the natural ebb and flow of day-to-day business, this is NOT a violation that is referred to outside counsel. Upon recommendation of legal counsel, the HOA Board has chosen not to pursue this violation legally. If the Board decides it does wish to pursue outside legal action, the Association has been advised it would need to file a class action lawsuit against all property owners with "chronic" non-working post lights. The office has a list that goes back three years.

