

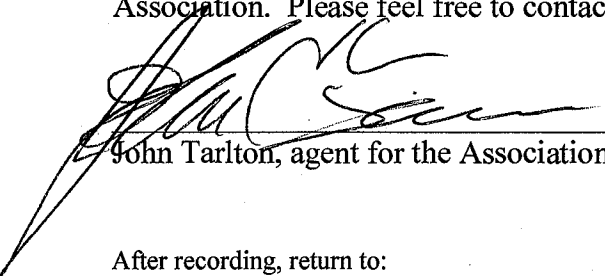
## The Promontory Homeowners Association Grading Policy

When grading any lot in the Association, several steps need to be taken to keep the community beautiful. Please consult the Association Governing Documents, including all filed and recorded plats from the Declarant, for the full explanation regarding home construction.

The main points to remember are:

- At no time will the Association rules over ride state or local law and ordinances. Please make sure you are following the proper building codes.
- Please submit all plans for construction to the ARC. This can be done through the Association management company.
- Any dirt or soil brought into the community for grading purposes must be free of any other type of debris. All leveling soil must be smoothed and leveled no later than 72 hours after delivery to the owner's lot.
- Each owner shall be required to provide the Association a certified report from an independent surveying company showing the final level of the slab in relation to sea level. All slabs must be no higher than the level listed on the slab plat as filed with the county.
- Any lot owner that has to remove dirt must do so in a professional manner. Tracks of mud and dirt may not be left on the streets that make up the Association for more than 24 hours. This is simply stated that all contractors must clean up behind themselves.
- If the above guidelines are not followed, the Association, at its own discretion, may fine the owner of the lot/home. Such fines will start at \$100.00 per incident, but could increase depending on the severity of the violation.

This covers the main points of the grading requirements for the Promontory Homeowners Association. Please feel free to contact us at 972-484-2060 if you have any questions.

  
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John Tarlton, agent for the Association

7-1-2005  
Date

After recording, return to:  
Junction Property Management  
P.O. Box 810552  
Dallas, TX 75381-0552