

August 10, 2011

Via CM# 70093410000122517329
Return Receipt Requested
and Copy by Regular Mail

Mr. Alessandro Sardo
Ms. Lee Ann Sardo
3419 Fir Forest Drive
Spring, Texas 77388-5153

Re: Deed Restriction Violation(s) at **3419 Fir Forest Drive**

Dear Mr. and Ms. Sardo:

This law firm has been retained by The Thicket at Cypresswood Community Improvement Association (the "Association") regarding a certain deed restriction violation which exists on your property. The specific conditions relate to the pig in the backyard on the property, per the Declaration of Covenants, Conditions and Restrictions, Article III, Section 11: no animals, livestock, poultry, reptiles, or insects of any kind shall be raised, bred or kept on any Lot, except that dogs, cats, and other household pets (not to exceed two of each category) ...

You are requested to comply with the restrictive covenants within thirty (30) days of the date of this letter by removing the pig from the property. In the event that you do not comply with the restrictive covenants as requested within thirty (30) days, the Association may proceed with a lawsuit to compel you to comply with the restrictive covenants.

If suit becomes necessary, the Association will also seek the recovery of all court costs and attorney's fees incurred by it in the prosecution of the suit to a final judgment. **Additionally, pursuant to Section 202.004(c) of the Texas Property Code, the court may assess up to \$200.00 per day in civil damages for each day that the violation exists.**

Section 204.010(a)(11) of the Texas Property Code authorizes the Association to collect reimbursement of actual attorney's fees and other reasonable costs incurred by it relating to violations of the deed restrictions, if notice and an opportunity to be heard are given. You were previously given this notice and an opportunity to request a hearing before the Board. The Association has actually incurred attorney's fees and costs relating to your violation of the deed restrictions in the amount of \$125.00. Therefore, the Association requests reimbursement of this sum pursuant to the Texas Property Code. Please make your check payable to the Association and forward it to this office.

No further requests for compliance will be forwarded to you prior to filing suit.

Very truly yours,

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Eric B. Tonsul

EBT/hc

cc: The Thicket at Cypresswood Community Improvement Association