

167163

**RESOLUTION ADOPTING
ALTERNATIVE PAYMENT SCHEDULE GUIDELINES
for
GLEN HAVEN PROPERTY OWNERS ASSOCIATION**

The Board of Directors (the "Board") of the GLEN HAVEN PROPERTY OWNERS ASSOCIATION, (the "Association"), being the property owners association for the Glen Haven Subdivision in Trinity County, Texas, at a special meeting of the Board on OCTOBER 17, 2015, at which a quorum of the Directors were present as required by the Bylaws of the Association, and after consideration, motion and vote, adopted by unanimous vote of the directors present, the following resolution concerning the adoption of an alternative payment schedule guidelines, required by Section 209.0062 of the Texas Property Code. Accordingly, it is

Resolved that the Association's alternate payment schedule guidelines shall be as follows:

1. It is the policy of the Association that any agreement entered into by and between the Association and any property owner ("Owner") in the Subdivision shall comply with Section 209.0062, Texas Property Code;
2. Upon the request of an Owner, the Board of Directors shall approve a plan whereby the Owner shall be authorized to enter into an "Alternative Payment Schedule Plan" ("Payment Plan"), and make partial payments of any regular assessment, special assessments, and/or any other amount owed to the Association over such period of time as may be agreed upon between the Association and the Owner, but in no event shall the Payment Plan be for a period of time of less than three months;
3. Any Payment Plan entered into by the Association shall not extend more than 18 months from the date of the owner's request for a payment plan.

4. The association is not required to enter into a payment plan with an owner who failed to honor the terms of a previous payment plan.
5. The Payment Plan shall be in writing, in such form as set forth by Attachment "A", shall be acknowledged before a notary public and capable of filing in the Official Public Records of Trinity County, Texas;
6. The Payment Plan shall be an enforceable contract and shall confirm the amounts due to the Association, including a breakdown of assessments, penalties, late fees, and interest, if applicable;
7. During the existence of the Payment Plan, and provided that all payments are timely paid by the Owner, no additional "monetary penalties" shall be charged to the Owner. For the purpose of this Resolution, "monetary penalties" does not include reasonable costs association with administering the payment plan or interest;
8. Should the Owner become delinquent in the payments under the Payment Plan, then the Payment Plan may be, at the discretion of the Association, filed in the Official Public Records of Trinity County, Texas. For the purpose of this Resolution "delinquent" means that payment was not received by the Association on or before 5:00 o'clock p.m. Central Time on the date the payment is due.
9. The Owner shall be responsible to pay a flat fee of \$50.00 for preparation of the Payment Plan, which shall be due upon the execution and return to the Association by the Owner with Owner's first payment under the Payment Plan.
10. Should the Owner become delinquent in payment under the Payment Plan, then the Association shall send a letter to the Owner, by first class mail and verified mail, return

receipt requested, giving notice of the delinquency and making demand for Owner to pay, in full, within thirty (30) days of the date of the letter, all amounts due under the Payment Plan. If the Owner has not paid all amounts due in such time, then the Association will, at its discretion, take further legal action to enforce its rights and seek judicial foreclosure of the maintenance fee lien provided by the deed restrictions.

11. This resolution is effective upon filing with the Trinity County Clerk.

Signed this 2 day of November, 2015.



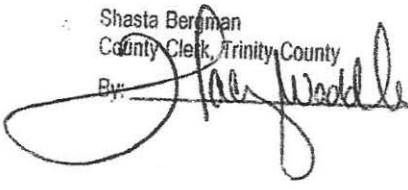
ROBERT BUCHANAN, President

ATTEST:

CANDICE BLAND, Secretary

THE STATE OF TEXAS
COUNTY OF TRINITY

I hereby certify that the instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Records of Trinity County, Texas in the Volume and Page as noted hereon by me.

Shasta Bergman
County Clerk, Trinity County
By:  Deputy



FILED
at 1:50 o'clock PM
NOV 02 2015

SHASTA BERGMAN
COUNTY CLERK, TRINITY CO., TEXAS
By:  Deputy

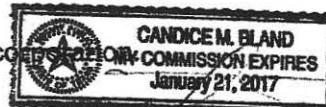
STATE OF TEXAS *

COUNTY OF TRINITY *

This instrument was acknowledged before me on the 2 day of NOVEMBER, 2015, by

C. Bland, President, GLEN HAVEN PROPERTY OWNERS ASSOCIATION, a

Texas non-profit corporation on behalf of said corporation



C. Bland
NOTARY PUBLIC, STATE OF TEXAS