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**CERTIFICATE OF CORPORATE RESOLUTION OF
BOARD OF DIRECTORS
WILLOW WOOD VILLAS OWNERS ASSOCIATION, INC.
(ALTERNATE PAYMENT SCHEDULES)**

The undersigned Secretary of Willow Wood Villas Owners Association, Inc., a Texas non-profit corporation (the "Association"), does hereby certify, that at a regular meeting of the Board of Directors of the Association held on February 9, 2012, with at least a majority of the Board of Directors being present, the following resolution was duly made and approved by the Board of Directors:

WHEREAS, pursuant to that certain "Declaration of Covenants, Conditions and Restrictions (for) Willow Wood Villas" recorded under County Clerk's File No. J757646 of the Real Property Records of Harris County, Texas, and any and all amendments thereto (the "Declaration"), the Association is responsible for the administration and operation of Willow Wood Villas (the "Property") and the restrictive covenants set forth therein; and

WHEREAS, by this resolution, the Board of Directors wishes to adopt a policy governing alternate payment schedules consistent with the provisions of Section 209.0062 of the TEXAS PROPERTY CODE, and to provide disclosure of such policy to current and future owners of lots at the Property as to same.

NOW THEREFORE, formal notice is hereby given to all current and future owners of lots at the Property as to the policy of the Association, as follows:

**ASSOCIATION POLICY AS TO
ALTERNATE PAYMENT SCHEDULES**

An owner delinquent in the payment of assessments (regular or special) to the Association may enter into an alternate payment schedule with the Association without incurring any additional monetary penalties. However, the term "monetary penalties" does not include reasonable costs associated with administering the payment plan or interest. The owner shall be responsible for the payment of the reasonable costs associated with administering the payment plan or interest.

The Association shall approve payment plans for a term of not more than twelve (12) months. The minimum payment plan term shall be three (3) months. The owner shall submit a request for a payment plan to the Association or the Association's managing agent, and such request shall specify the term of the payment plan being requested by the owner.

The Association shall charge Twenty-five and No/100 Dollars (\$25.00) per month to cover the reasonable costs to administer the payment plan. For example, the administrative costs for a six (6) month payment plan would be \$150.00. The administrative costs for a three (3) month payment plan would

001-23-0156

**FILED FOR RECORD
8:00 AM**

MAR -5 2012

Stan Stewart
County Clerk, Harris County, Texas

RP 081-23-0157

be \$75.00. The administrative costs will be added to the total amount to be paid pursuant to the payment plan.

In addition to the installment payments for the past due amounts and administrative costs, the owner must pay the regularly accruing monthly assessments prior to delinquency.

Failure to pay any of the installments agreed to on or before the respective due date or the failure to pay the regular monthly assessments prior to delinquency shall result in the payment plan being automatically revoked and withdrawn and the Association shall be entitled to proceed with further collection and legal action.

The Association is not required to enter into a payment plan with an owner who fails to honor the terms of a previous payment plan during the two (2) years following the owner's default under the previous payment plan.

WILLOW WOOD VILLAS OWNERS ASSOCIATION, INC., a Texas non-profit corporation

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By: Judith Hilliard
Judith Hilliard, Secretary

STATE OF TEXAS

COUNTY OF HARRIS

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This instrument was acknowledged before me on this 9th day of February 2012, by Judith Hilliard, Secretary of Willow Wood Villas Owners Association, Inc., a Texas non-profit corporation, on behalf of said corporation.

Kelly Futral
Notary Public - State of Texas

RECORD AND RETURN TO:
Frank, Elmore, Lievens,
Chesney & Turet, L.L.P.
Attn: K. Slaughter
9225 Katy Freeway, Suite 250
Houston, Texas 77024



ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.
THE STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped herein by me, and was A4-RECORDED, in the Official Public Records of Real Property of Harris County, Texas

MAR - 5 2012



Stan Stewart
COUNTY CLERK
HARRIS COUNTY TEXAS