

**GRAND LAKE ESTATES  
PROPERTY OWNERS ASSOCIATION, INC.**

**POLICY REGARDING ALTERNATIVE PAYMENT SCHEDULES**

THE STATE OF TEXAS                   §  
  §    KNOW ALL PERSONS BY THESE PRESENTS:  
COUNTY OF MONTGOMERY           §

**WHEREAS**, GRAND LAKE ESTATES PROPERTY OWNERS ASSOCIATION, INC. (the "Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the various sections of the community (collectively referred to as the "Declarations");

**WHEREAS**, Section 209.0062(b) of the Texas Property Code requires property owners associations to adopt reasonable guidelines to establish an alternative payment schedule by which an owner can make partial payments to the association for delinquent, regular or special assessments or any other amount owed to the association without accruing additional penalties;

**WHEREAS**, Section 209.0062(a) requires property owners associations to file the association's guidelines in the real property records of the county where the subdivision is located; and

**WHEREAS**, the Board of Directors of the Association ("Board") desires to establish a policy for Payment Plans consistent with Section 209.0062 and to provide clear and definitive guidance to owners.

**NOW THEREFORE, BE IT RESOLVED THAT:**

The following **POLICY REGARDING ALTERNATIVE PAYMENT SCHEDULES** is hereby adopted:

1. Owners may enter into a payment plan or alternative payment schedule, provided they have not defaulted on a previous payment plan in the preceding 24 month period. If a default has occurred in the previous 24-month period, then the Board of Directors shall use its discretion as whether to allow any additional payment plans.
2. All payment plans must be in writing using a form promulgated by the Association or its agent or attorney, and signed by the Owner. No partial payments will be accepted without an approved written payment plan agreement. Notwithstanding, any acceptance by the Association of a partial payment from an Owner without a signed payment plan agreement does not in any way indicate acceptance or approval of a payment plan or alternative payment schedule.
3. Payment plans shall be no shorter than three (3) months, nor longer than six (6) months and will require a down payment of 25%.

4. For the duration of a payment plan or alternative payment schedule, and so long as payments are made timely, the Association shall refrain from charging additional late fees or other monetary penalties. However, the Association may charge interest at the rate contained in its governing documents, in addition to costs or fees associated with administration of the payment plan.

Approved and adopted this 14<sup>th</sup> day of December, 2011, by the Board of Directors of GRAND LAKE ESTATES PROPERTY OWNERS ASSOCIATION, INC.

**GRAND LAKE ESTATES PROPERTY OWNERS ASSOCIATION, INC.**

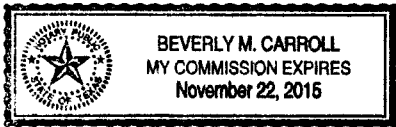
Barbara Miller

Signature of Secretary

Print Name: Barbara Miller

THE STATE OF TEXAS           §  
  §  
COUNTY OF MONTGOMERY   §

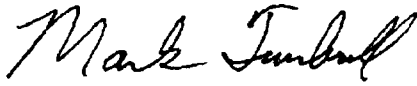
THIS INSTRUMENT was **acknowledged** before me on this the 21<sup>st</sup> day of Dec., 2011, by Barbara Miller, Secretary of GRAND LAKE ESTATES PROPERTY OWNERS ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.



Beverly M. Carroll  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

**FILED FOR RECORD**

12/27/2011 2:25PM



COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF MONTGOMERY

I hereby certify this instrument was filed in file number sequence on the date and at the time stamped herein by me and was duly RECORDED in the Official Public Records of Montgomery County, Texas.

12/27/2011



County Clerk  
Montgomery County, Texas

**RECORDER'S MEMORANDUM:**  
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All black-outs, additions and changes were present at the time the instrument was filed and recorded.