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Notice
A

DICKENS COURT HOMEOWNERS ASSOCIATION, INC.
RESOLUTION
ASSESSMENTS COLLECTION PROCEDURE

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

WHEREAS, the Dickens Court Homeowners Association, Inc. (hereinafter "Association") was incorporated in the STATE OF TEXAS; and

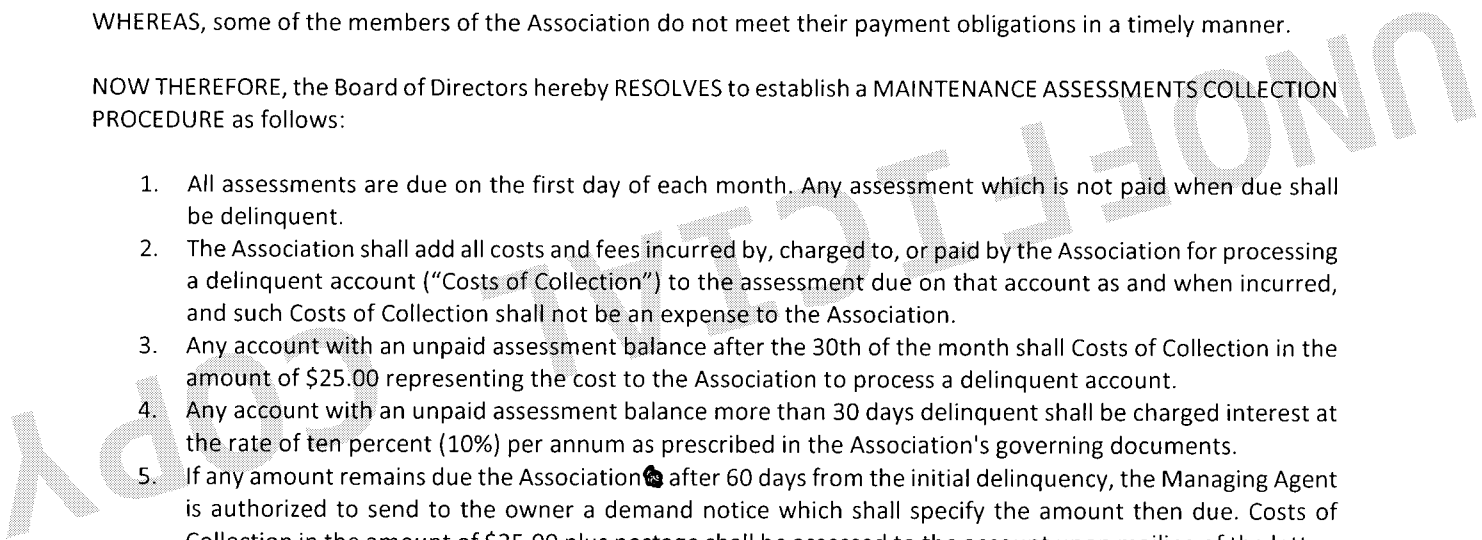
WHEREAS, the Declaration for the Dickens Court Homeowners Association, Inc. is filed in the Real Property Records of Harris County, Texas, under Clerk's File No. F205238, along with any amendments and supplements thereto (the "Declaration"), such Declaration governing Dickens Court Homeowners Association, Inc. (the "Property"); and WHEREAS, the Declaration empowers the Association to levy assessments and to use certain powers of enforcement and collection and further obligates the unit owners to pay such levies and costs; and

WHEREAS, some of the members of the Association do not meet their payment obligations in a timely manner.

NOW THEREFORE, the Board of Directors hereby RESOLVES to establish a MAINTENANCE ASSESSMENTS COLLECTION PROCEDURE as follows:

1. All assessments are due on the first day of each month. Any assessment which is not paid when due shall be delinquent.
2. The Association shall add all costs and fees incurred by, charged to, or paid by the Association for processing a delinquent account ("Costs of Collection") to the assessment due on that account as and when incurred, and such Costs of Collection shall not be an expense to the Association.
3. Any account with an unpaid assessment balance after the 30th of the month shall Costs of Collection in the amount of \$25.00 representing the cost to the Association to process a delinquent account.
4. Any account with an unpaid assessment balance more than 30 days delinquent shall be charged interest at the rate of ten percent (10%) per annum as prescribed in the Association's governing documents.
5. If any amount remains due the Association after 60 days from the initial delinquency, the Managing Agent is authorized to send to the owner a demand notice which shall specify the amount then due. Costs of Collection in the amount of \$25.00 plus postage shall be assessed to the account upon mailing of the letter. The Association shall also state its intention to file of notice of lien with the county. All costs, including attorneys' fees, associated with the notice of lien production and filing will be passed along to the owner.
6. If any portion of an assessment is delinquent 90 days from initial delinquency, a Costs of Collection in the amount of \$50.00 shall be assessed to the owner's account and the Managing Agent is authorized to send a final cure notice pursuant to Section 209.006 of the Texas Property Code. Following the expiration of the period from the final cure notice, Managing Agent is authorized to instruct the Association's attorney to proceed with the steps necessary to initiate legal action of the Association's choosing, including, but not limited to, initiating legal action on the Association's lien as provided in Section 51.002 of the Texas Property Code and the Declaration. A Costs of Collection fee in the amount of \$100.00 will be assessed to the account upon referral to Association's attorney. All subsequent Costs of Collection, including reasonable attorney's fees and costs, shall continue to accrue to the owner's account monthly.
7. All assessments and other charges are due in full on the date charged. Unless otherwise agreed to in writing, all partial payments shall be applied in the following order: 1.) delinquent assessments; 2.) current assessments; 3.) attorney fees or third-party collection costs incurred by the association associated solely with assessments or any other charge that could provide the bases for foreclosure; 4.) attorney fees incurred by the association that are not subject to item 3; 5.) fines assessed by the association; and 6.) any other amount owed to the association.

RP-2018-205617



- 8. Cash shall not be accepted for payment of assessments.
- 9. Checks returned unpaid for insufficient funds (NSF) or for any other reason shall be re-deposited and the account will be assessed a \$25.00 NSF processing fee. The Association may require payment in the form of a cashier's check or money order to replace an NSF check or to make payment on a delinquent account.
- 10. The Board of Directors may alter or waive any of the forgoing charges, fees or steps for a delinquent account when deemed reasonable by the Board in its sole and absolute discretion.

CERTIFICATION

"I, the undersigned, being the President of the Dickens Court Homeowners Association, Inc., hereby certify that that this Assessment Collection Policy was approved by at least a majority of the Board of Directors for the Association, at a properly called and noticed Board of Directors meeting at which a quorum was present."



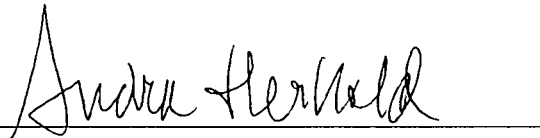
Greg Degeyter, President,
Dickens Court Homeowners Association, Inc.

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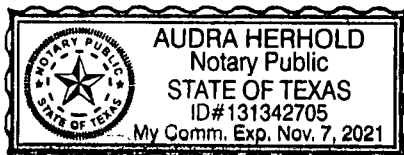
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Before me, a notary public, on this day personally appeared Greg Degeyter, President of the Dickens Court Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and, being by me first duly sworn and declared that he executed same in the capacity and consideration therein expressed.

Given under my hand and seal of office this the 4th day of May, 2018.



Notary Public, State of Texas



RP-2018-205617

FILED FOR RECORD

8:00:00 AM

Thursday, May 10, 2018

Stan Stewart

COUNTY CLERK, HARRIS COUNTY, TEXAS

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 hereon by me; and was duly RECORDED; in the Official Public Records of Real Property of Harris County Texas

Thursday, May 10, 2018



Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS

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