

WHITE OAK FOREST PROPERTY OWNERS ASSOCIATION
NOTICE OF TRANSFER FEE

STATE OF TEXAS

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County of Montgomery

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KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS White Oak Forest Property Owners Association ("Association") is charged, by Texas Property Code Section 204.010 ("Section 204.010") with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the various sections of the community (referred to collectively as "Declarations"); and

WHEREAS Chapter 5 of the Texas Property Code was amended June 17, 2011 to add Subchapter G thereto with Section 5.202 (b) (7) (B), regarding prohibited private transfer fees not including property owners' association transfer fees; and

WHEREAS the Board of Directors ("Board") of the Association established a Transfer Fee for changing the names of members in the records of the Association consistent with the First Amendment Section XVI Section 5 (g), with the Sections identified above and with Texas Property Code Section 202.006 ("Section 202.006"), regarding Public Records, provided clear and definite guidance to property Owners.

THEREFORE, the Board duly adopted the following *Transfer Fee*.

1. The Association or its managing agent is entitled to a Transfer Fee in the amount of one hundred dollars (\$100) for changing the names of members in the records of the Association.
2. All property subject to the Declarations referenced above are subject to the Transfer Fee obligation.
3. Each lot as duly recorded in the Real Property Records of the County Clerk's Official Public Records of Montgomery County, Texas is assessed a separate Transfer Fee.
4. The Transfer Fee is payable upon sale, gift, conveyance, assignment, inheritance or any other transfer of a lot's ownership.
5. Transfer Fees not paid at or before closing are the responsibility of the new owner and will be accordingly added to the new owner's account with Association.
6. A Transfer Fee not paid within thirty (30) days after the closing date shall bear interest from the due date at the rate of twelve percent (12%) per annum.
7. For amounts past due, the Association may utilize all processes for collection available under the Declarations and the Texas Property Code Chapter 209 ("Chapter 209").

8. Subject to the Declarations and the provisions of Chapter 209, all expenses, including attorney's fees, incurred in attempts to collect past due Transfer Fees will be added to the amounts due the Association.
9. By the Declarations and the provisions contained in Chapter 209, the Association may foreclose an assessment lien. An assessment lien shall be subordinate to the lien of any first mortgage holder. No owner may waive or otherwise escape liability for the assessments provided for herein by non-use or abandonment of the lot.

This Transfer Fee policy, now in effect, supersedes any policy regarding Transfer Fees, which may have previously been in effect. Except as affected by Sections 202.006, 204.010, and 209 and/or by this Policy, all other provisions contained in the Declarations or other dedicatory instruments of the Association shall remain in full force and effect.

This Transfer Fee increase, to one hundred (\$100) dollars, was voted on by the Board of the White Oak Forest Property Owners Association at the posted Board meeting held on September 16, 2013.

Approved and adopted by the Board on this 16 day of September, 2013.



President

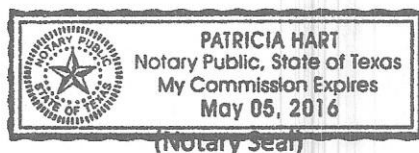
White Oak Forest Property Owners Association

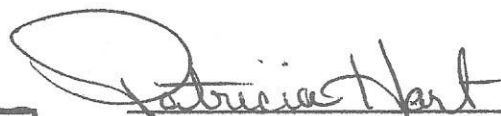
STATE OF TEXAS §

COUNTY OF MONTGOMERY §

Before me, the undersigned authority, on this day personally appeared, Harold Johnson, President of White Oak Forest Property Owners Association, a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 20th day of September, 2013.




Notary Public, State of Texas

Patricia Hart
Printed Name

My commission expires: May 05, 2016

After Recording, Return to
WOFPOA
P.O. BOX 1294
PROTER, TX 77365

FILED FOR RECORD

09/23/2013 11:39AM

Mark Turnbull

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.

09/23/2013



Mark Turnbull

County Clerk
Montgomery County, Texas