

**COUNTRY FOREST SECTIONS I AND II
COMMUNITY IMPROVEMENTS ASSOCIATION, INC.**

RESOLUTION AND NOTICE OF POLICY REGARDING PAYMENT PLANS

WHEREAS, the Property affected by this Resolution and Notice is subject to certain dedications, covenants and restrictions (the "Deed Restrictions") which are recorded in the Real Property Records of Montgomery County, Texas under Document Number 7705274 in Volume 978, Pages 173 through 188.

WHEREAS, pursuant to the authority vested in the COUNTRY FOREST SECTIONS I AND II COMMUNITY IMPROVEMENTS ASSOCIATION, INC. (the "Association") by such Deed Restrictions and further authorized by the Texas Property Code, Section 209.0062 'Alternative Payment Schedule for Certain Assessments', the Board of Directors of the Association (the "Board") hereby promulgates the following Policy Regarding Payment Plans.

NOW THEREFORE, BE IT RESOLVED THAT: the following conditions and requirements regarding Payment Plans are established and hereby adopted:

1. Subject to Section 12 below, owners are entitled to make partial payments for delinquent amounts owed to the Association under a Payment Plan in compliance with this Policy.
2. Late fees, penalties and delinquent collection related fees will be not be added to the owner's account while the Payment Plan is active. The Association may impose a fee for administering a Payment Plan. Such fee, if any, will be listed on the Payment Plan form and may change from time-to-time. Interest will continue to accrue during a Payment Plan as allowed under the Declarations. The Association can provide an estimate of the amount of interest that will accrue under any proposed plan.
3. All Payment Plans must be in writing on the form provided by the Association and signed by the owner.
4. The Payment Plan becomes effective and is designated as "active" upon:
 - a. receipt of a fully completed and signed Payment Plan form; and
 - b. receipt of the first payment under the plan; and
 - c. acceptance by the Association as compliant with this Policy.
5. A Payment Plan may be as short as three (3) months and as long as eighteen (18) months based on the guidelines below. The durations listed below are provided as guidelines to assist owners in submitting a Payment Plan.

- a. Total balance up to 2 times annual assessments...up to 6 months;
 - b. Total balance up to 3 times annual assessment...up to 12 months;
 - c. Total balance up to 4 (or more) times annual assessment...up to 18 months;
6. On a case-by-case basis and upon request of the owner, the Board may approve more than one Payment Plan to be executed in sequence to assist the owner in paying the amount owed. The individual Payment Plans may not exceed eighteen (18) months.
7. A Payment Plan must include sequential monthly payments. The total of all proposed payments must equal the current balance plus Payment Plan administrative fees, if any, plus the estimated accrued interest.
8. If an owner requests a Payment Plan that will extend into the next assessment cycle, the owner will be required to pay future assessments by the due date in addition to the payments specified in the Payment Plan.
9. If an owner defaults on the terms of the Payment Plan, the Payment Plan will be voided. The Association will provide written notice to the owner that the Payment Plan has been voided. It is considered a default of the Payment Plan, if the owner:
- a. fails to return a signed Payment Plan form with the initial payment; or
 - b. misses a payment due in a calendar month; or
 - c. makes a payment for less than the agreed upon amount; or
 - d. fails to pay a future assessment by the due date in a Payment Plan which spans additional assessment cycles.

In the absolute discretion of the Association, the Association may waive default under item b, c, or d above if the owner makes up the missed or short payment on the immediate next calendar month payment. The Association may, but has no obligation to, provide a courtesy notice to the owner of the missed or short payment.

10. On a case-by-case basis, the Association may agree, but has no obligation, to reinstate a voided Payment Plan once during the original duration of the Payment Plan if all missed payments are made up at the time the owner submits a written request for reinstatement.
11. If a Payment Plan is voided, the full amount due by the owner shall immediately become due. The Association will resume the process for collecting amounts owed using all remedies available under the Declarations and the law.

12. The Association has no obligation to accept a Payment Plan from any owner who has defaulted on the terms of a Payment Plan within the last two (2) years.

This Policy is effective upon recordation in the Real Property Public Records of Montgomery County, Texas, and supersedes any policy regarding alternative payment schedules which may have previously been in effect. Except as affected by the Texas Property Code and or by this Policy, all other provisions contained in the Declarations or any dedicatory Instruments of the Association shall remain in full force and effect.

This is to certify that the foregoing Payment Plan was adopted by the Board of Directors by unanimous consent effective as of September 19, 2017, until such date as it may be modified, rescinded or revoked.

The Board of Directors hereby approves and authorizes the above Payment Plan Policy.

COUNTRY FOREST SECTIONS I AND II

COMMUNITY IMPROVEMENTS ASSOCIATION, INC.



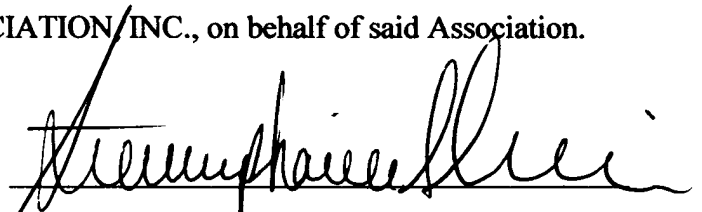
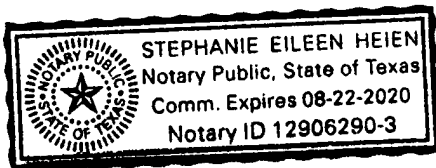
MARK STEPIC - President

THE STATE OF TEXAS §

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COUNTY OF MONTGOMERY §

THIS INSTRUMENT was acknowledged before me on the 14th day of December, 2017, by MARK STEPIC, the said President of COUNTRY FOREST SECTIONS I AND II COMMUNITY IMPROVEMENTS ASSOCIATION/INC., on behalf of said Association.



NOTARY PUBLIC, STATE OF TEXAS

*Attc Filing refer to:
Dean Gehrig
13620 Mishawas 105 West
Conroe, TX 77304*

FILED FOR RECORD
12/08/2017 12:09PM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF MONTGOMERY

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

12/08/2017



County Clerk
Montgomery County, Texas