

**ALAMO ACRES HOMEOWNERS ASSOCIATION, INC.
PAYMENT PLAN GUIDELINES**

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF MEDINA §

WHEREAS, the property encumbered by these Payment Plan Guidelines (the "Guidelines") is the property restricted by the Declaration of Restrictive Covenants, Conditions, and Restrictions Alamo Acres Subdivision, executed on January 28, 2021, recorded in Instrument Number 2021000957, Official Public Records of Real Property of Medina County, Texas (hereinafter called the "Declaration"), as same may be amended from time to time, and any other property which has been or may be annexed thereto and made subject to the authority of the Alamo Acres Homeowners Association, Inc. (the "Association");

WHEREAS, reference is hereby made to the Declaration for all purposes, and any and all capitalized terms used herein shall have the meanings set forth in the Declaration, unless otherwise specified herein;

WHEREAS, pursuant to Chapter 209, Texas Property Code, the Board of Directors (the "Board") of the Association hereby adopts these Guidelines for the purposes of establishing and identifying the guidelines under which Owners may request alternative payment schedules for certain assessments; and

WHEREAS, the Board has established that it is in the best interest of the Association to establish these Guidelines;

NOW, THEREFORE, BE IT RESOLVED THAT the Association does hereby adopt the following Payment Plan Guidelines:

PAYMENT PLAN GUIDELINES

I. PAYMENT PLAN SCHEDULE

The Association hereby establishes a Payment Plan Guidelines pursuant to which an Owner may make payments over time to the Association for delinquent Annual Assessments and any other amount owed to the Association without accruing additional monetary penalties. Monetary penalties do not include interest or reasonable costs associated with administering the Payment Plan. The Payment Plan Guidelines are as follows:

- A. All payment plans must be in writing, signed by one or more owners of the property associated with the delinquent balance, approved by the signature of the President of the Association or the Association Manager,

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Gina Champion, County Clerk - Medina County, TX

- and provide that the owner shall pay future assessments when due, in addition to any arrearage payment due under a payment plan;
- B. A charge of \$20.00 dollars per month will be added to each delinquent owner's account balance for administrative costs related to the payment plan and such additional administrative costs will continue until the entire balance is paid in full;
 - C. To be qualified for a payment plan an owner must not have failed to honor the terms of two previous payment plans in the two years prior to a request for a new payment plan;
 - D. No monetary penalties shall accrue on balances while a payment plan is in effect, but reasonable costs associated with administering the plan and interest shall continue to accrue;
 - E. Any qualified owner who owes a delinquent balance of \$300 or less shall be allowed, without deliberation by the Board, to pay that balance in three equal consecutive monthly installments, with the first payment due within the first thirty day period following the approval of the payment plan;
 - F. Any qualified owner who owes a delinquent balance of more than \$300 shall be allowed, without deliberation by the Board, to pay that balance by paying twenty-five (25%) percent of the balance during the first thirty day period following the approval of the payment plan, with the remaining delinquent balance to be paid in six equal consecutive monthly installments;
 - G. Any owner may submit a request for a payment plan that does not meet the foregoing guidelines, along with whatever information they wish the Board to consider, and the Board may approve or disapprove such payment plan, in its sole discretion; and,
 - H. If an owner who is not qualified to receive a payment plan asks for a payment plan, the Board shall be entitled to approve or disapprove a payment plan, in its sole discretion.

II. APPLICATION OF PAYMENTS

- A. Except as provided in subsection (B) immediately below, a payment received by the Association shall be applied in the following order of priority:
 - 1. Any delinquent Assessment;
 - 2. Any current Assessment;
 - 3. Attorney's fees or third party collection costs incurred by the Association associated solely with Assessments or other charge that can be the basis of foreclosure;
 - 4. Attorney's fees not subject to "3" above;
 - 5. Fines;
 - 6. Any other amount owed to the Association.

B. If/when an Owner defaults on a Payment Plan, the remaining delinquent amount will become immediately due in full and the Association may begin further collection action as set out above in the Association's collection policy. Any payment(s) received by the Association after such default shall be applied in the following order of priority:

1. Costs;
2. Attorney fees;
3. Interest;
4. Late Fees;
5. Delinquent Assessments;
6. Current Assessments;
7. Fines.

As to each category identified in this subsection (B), payment shall be applied to the oldest charge first. The acceptance of a partial payment on an Owner's account does not constitute a waiver of the Association's right to collect the full outstanding balance due on said Owner's account.

III. PAYMENTS RETURNED NON-SUFFICIENT FUNDS

An Owner will be assessed a service charge for any check that is returned or Automatic Clearing House (ACH) debit that is not paid for any reason, including but not limited to Non-Sufficient Funds (NSF) or stop payment order. The amount of the service charge assessed will be the customary amount charged.

ALAMO ACRES HOMEOWNERS
ASSOCIATION, INC.

By: _____

John D. Sytsma, Its President

ATTEST:

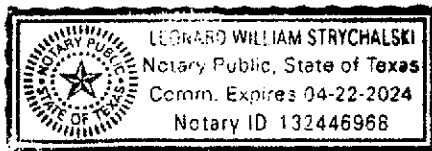
By: _____

, Its Secretary

STATE OF TEXAS §
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COUNTY OF MEDINA §

Before me, the undersigned notary public, on this day personally appeared John D. Sytsma, President of Alamo Acres Homeowners Association, Inc., known to me or proved to me by presentation to me of a governmentally-issued identification card to be who one of the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office the 1 day of March, 2021.



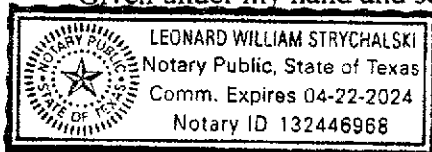


Notary Public, State of Texas

STATE OF TEXAS §
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COUNTY OF MEDINA §

Before me, the undersigned notary public, on this day personally appeared Michelle McDonald, Secretary of Alamo Acres Homeowners Association, Inc., known to me or proved to me by presentation to me of a governmentally-issued identification card to be who one of the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office the 1 day of March, 2021.





Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Alamo Acres Homeowners Association, Inc.
c/o BP Office Solutions
P.O. Box 430
Devine, TX 78016

FILED AND RECORDED

Instrument Number: 2021002765

Filing and Recording Date: 03/19/2021 11:43:47 AM Pages: 5 Recording Fee: \$38.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the PUBLIC RECORDS of Medina County, Texas.



A handwritten signature in cursive script that reads "Gina Champion".

Gina Champion, County Clerk
Medina County, Texas

Filed By Leeann Quintanilla Deputy