



*Dana DeBeauvoir*

Dana DeBeauvoir, County Clerk  
Travis County, Texas

Feb 05, 2020 08:23 AM Fee: \$34.00

2020018936

\*Electronically Recorded\*

STATE OF TEXAS §

COUNTY OF TRAVIS §

AMENDMENT OF RULES AND REGULATIONS  
OF  
**BRATTONWOOD COMMUNITY, INC.**

(Collection Directive)

**Document reference.** Reference is hereby made to that certain Jack's Pond Section One Declaration of Covenants, Conditions and Restrictions, filed as Vol. 12849 Pg. 0095 in the Real Property Records of Travis County, Texas (together with all amendments and supplements, the "**Declaration**").

Reference is further made to the Amendment and Consolidation of Rules and Regulations of Brattonwood Community, Inc., filed as Document No. 2013144201 in the Official Public Records of Travis County, Texas (together with all amendments and supplements, the "**Rules**").

WHEREAS the Declaration provides that owners of lots subject to the Declaration are automatically made members of Brattonwood Community, Inc. (the "**Association**");

WHEREAS the Association, acting through its board of directors (the "**Board**"), is authorized to adopt and amend rules and regulations related to administrative matters and has previously adopted the Current Enforcement Rules;

WHEREAS the Board has voted to adopt the Collection Directive, attached as Exhibit "A";

THEREFORE the additional rules attached as Exhibit "A" have been, and by these presents are, ADOPTED and APPROVED.

Subject solely to the amendments contained in Exhibit "A", all of the rules of the Association remain in full force and effect.

**BRATTONWOOD COMMUNITY, INC.**

Acting by and through its Board of Directors

Filed of Record in accordance with Texas Property Code Ch. 202 by  
Niemann & Heyer LLP, attorneys and authorized agents

Signature:

Printed Name:

A handwritten signature in black ink, appearing to read "C. Heyer", is written over a horizontal line. Below the line, the name "Connie N. Heyer" is printed.

Exhibit "A": Collection Directive

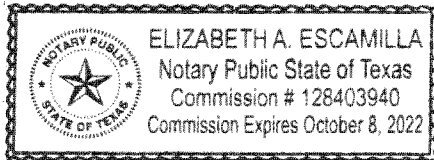
Acknowledgements

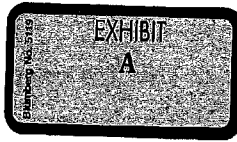
STATE OF TEXAS §

COUNTY OF Travis §

This instrument was executed and acknowledged before me on the 4<sup>th</sup> day of February, 2020, by Carrie Hoyer in the capacity stated above.

Elizabeth A. Escamilla  
Notary Public, State of Texas





## COLLECTION DIRECTIVE

ASSOCIATION: **BRATTONWOOD COMMUNITY, INC.**

COLLECTION PROCESS	ACTION	LATE FEE	LATE INTEREST	LATE DATE	NOTES
Friendly Reminder	Mailed after late date with late fee/interest added	\$25/month	<b>18% PER ANNUM</b> Assessments Only	<b>30TH</b> of each Month	Send until paid in full or trigger is reached
CMA Demand	Trigger: <b>\$400 TOTAL</b> 35 Day Demand	\$25/month	<b>18% PER ANNUM</b> Assessments Only	<b>30TH</b> of each Month	Certified & Regular Mail  Legal Action Pending

✓ ASSOCIATION ATTORNEY:

**NIEMANN & HEYER**

PAYMENT PLAN: Per policy approved by the Board and recorded with the county.

Standard Plan – Equal installments over 3 months, 18% per annum interest continues.  
 Owner eligible for standard plan if they have not defaulted on payment plan within the prior 24 months, requests no later than 30 days after CMA Demand Letter, executed policy and first payment received within 15 days.

OTHER:

**\$30 NSF applies in addition to any fees charged by Managing Agent or Bank**

 A handwritten signature in dark ink, appearing to read "Jasper P. Hendren".
   
Board Signature


 The name "JASPER P. HENDREN" printed in a bold, sans-serif font.
   
Printed Name


 A handwritten date "9/17/2019" in dark ink.
   
Date


 A handwritten word "President" in dark ink.
   
Board Position