



FOX RUN MAINTENANCE ASSOCIATION, INC.
 ✓ **C/O Consolidated Management Services**
2204 Timberloch Place, Suite 245
The Woodlands, Texas 77380
Tel. No. 281.296.9775 / Fax 281.297.9788
Email: conmgsvc@swbell.net

ASSOCIATION'S COLLECTION POLICY

- I.** The name of the Subdivision is Fox Run.
- II.** The name of the Association is FOX RUN MAINTENANCE ASSOCIATION, INC.
- III.** The recording data (i.e., Map or Plat reference) for each Section of the Subdivision, and the recording data for the Declaration (i.e., Deed Restrictions) for each Section of the Subdivision is as follows:

Maps or Plats (Map Records of Montgomery County, Texas)

- Section One - Plat Cabinet A, Sheet 100A.
- Section Two - Plat Cabinet B, Sheet 30.
- Section Three - Plat Cabinet B, Sheet 25.
- Section Four - Plat Cabinet B, Sheet 30.
- Section Five - Plat Cabinet G, Sheets 023A and 023B.
- Section Six - Plat Cabinet G, Sheets 199A and 199B.
- Section Seven - Plat Cabinet J, Sheets 168 and 169.
- Section Eight - Plat Cabinet N, Sheets 168 and 169.
- Section Nine - Plat Cabinet P, Sheet 105
- Section Ten - Plat Cabinet S, Sheets 166 and 167.
- Section Eleven - Plat Cabinet S, Sheet 153.
- Section Twelve - Plat Cabinet W, Sheet 95.

Deed Restrictions (Deed Records of Montgomery County, Texas)

- Section One - County Clerk's File No. 750133; and Amendment County Clerk's File No. 8036859.
- Section Two - County Clerk's File No. 7713620; Amendment County Clerk's File No. 8036859; and Amendment County Clerk's File No. 2003-013988.
- Section Three - County Clerk's File No. 750133; recorded Warranty Deed(s); and Amendment County Clerk's File No. 8036859.
- Section Four - County Clerk's File No. 7713620; Amendment County Clerk's File No. 8036859; and Amendment County Clerk's File No. 2003-013988.
- Section Five - County Clerk's File No. 9229631.
- Section Six - County Clerk's File No. 9440426.
- Section Seven - County Clerk's File No. 9821167.
- Section Eight - County Clerk's File No. 2000-025454.
- Section Nine - County Clerk's File No. 2001-027661.
- Section Ten - County Clerk's File No. 2003-040674.
- Section Eleven - County Clerk's File No. 2002-118319.
- Section Twelve - County Clerk's File No. 2004-100703.



IV. COLLECTION POLICY: The Association provides a number of services for the Fox Run community. While the vast majority of property owners (“Owners”) do timely pay, there are generally a small percentage of owners who do not. The obligation to pay annual assessments/maintenance charges (“assessments”) is mandatory for all property owners. The Association’s current Collection Policies and Procedures are as follows:

1. The Association mails out invoices at least thirty (30) days before the due date.
2. Payment in full is due annually in advance on January 1 of each year. However, there is no late fee, penalty or interest charged so long as the full payment is received by the Association on or before January 31 of each year.
3. Should an Owner fail to pay the full amount of the assessment currently due on or before January 31 of any year, the Association will apply the following schedule:
 - a) At any time after January 31, the Association may authorize the preparation and recording of an Affidavit or Notice of Lien (e.g., identifying the delinquent property by address and legal description, identifying the Owner(s), and evidencing the amount of the current delinquency).
 - b) A late fee of \$50.00 will be added to each delinquent account on February 1st.
 - c) A delinquent statement including penalty and interest, late fees and any other additional fees will be mailed in February.
 - d) A second delinquent statement including penalty and interest, late fees and any other additional charges will be mailed in March.
 - e) A management company administrative fee of \$50.00 will be applied to each delinquent account in March of each year.
 - f) A delinquency letter offering a payment plan and a copy of the Association’s payment plan policy will be mailed in April with the response by the delinquent party due by May 15th.
 - g) For all sums not addressed by the delinquent party by May 31st, all past due and delinquent sums will be filed and recorded in the County property records as a lien on the property.
 - h) All items that remains delinquent with no payment arrangements, or with defaulted payment arrangements, for one year and which are still outstanding


as of February 1st of the following year will be referred to the Association's legal committee for action.

- i) ALL ITEMS PLACED WITH THE ASSOCIATION'S ATTORNEY WILL REMAIN WITH THE ATTORNEY'S OFFICE UNTIL PAID IN FULL.

CERTIFICATION

"I, the undersigned, being the President of FOX RUN MAINTENANCE ASSOCIATION, INC., hereby certify that the foregoing Collection Policy Resolution was adopted by at least a majority of the Association's Board of Directors, and such Collection Policy Resolution has never been modified or repealed, and is now in full force and effect."

FOX RUN MAINTENANCE ASSOCIATION,
INC.


By: 
President
Printed name: Regina B. Fleming

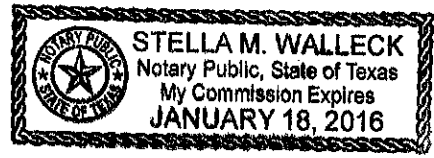
ACKNOWLEDGMENT

THE STATE OF TEXAS §
MONTGOMERY §
COUNTY OF _____ §

BEFORE ME, A NOTARY PUBLIC, on this day personally appeared _____, President of FOX RUN MAINTENANCE ASSOCIATION, INC., a Texas Non-Profit Corporation, 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 for the consideration therein expressed, and as the act and deed of such Corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 13th day of Feb,
2011. 2012


NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



FILED FOR RECORD

03/09/2012 3:58PM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

RECORDER'S MEMORANDUM:

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All black-outs, additions and changes were present at the time the instrument was filed and recorded.

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.

03/09/2012



County Clerk
Montgomery County, Texas