

SPRING CREEK PINES HOMEOWNERS ASSOCIATION

**C/O Consolidated Management Services
2204 Timberloch Place, Suite 245, The Woodlands, Texas. 77389
Phone: 281.296.9755 Fax: 281.296-9788
e-mail: conmgsvc@swbell.net**

PAYMENT PLAN POLICY

- I. The name of the Subdivision is Spring Creek Pines.
- II. The name of the Association is SPRING CREEK PINES HOMEOWNERS ASSOCIATION.
- 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:

Map(s) or Plat(s) Records of Montgomery County, Texas:

- (i) Spring Creek Pines, Section One – Recorded in Cabinet 1, Sheet 17 of the Map Records of Montgomery County, Texas

Deed Restrictions (Deed Records of Montgomery County, Texas):

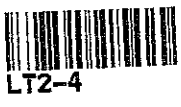
- (i) Spring Creek Pines, Section One - Montgomery County Clerk's File No. 9652258;

IV. This payment plan policy was approved by at least a majority vote of the Board of Directors of the Spring Creek Pines Homeowners Association (the "Board"), at a duly called Meeting of the Board held on the 14th day of December, 2011, at which Meeting, a quorum was present.

- 1. Owners are entitled to one (1) approved payment plan to pay their annual assessment.
- 2. All payment plans require a down payment and monthly payments.
- 3. Upon request, all Owners are automatically approved for a payment plan consisting of the down payment listed below, with the balance paid off in monthly installments as followed:

0 - \$500.00	Ninety (90) days (3 months)	10% Down
\$501.00 – 1000.00	One hundred twenty (120) days (6 months)	15% Down
\$1,001.00 – 1,500.00	Twelve (12) Months	20% Down
In Excess of \$1,500.00	Eighteen (18) Months	25% Down

- 4. If an owner defaults on the payment plan, the payment plan is automatically terminated and the Association is not obligated to make another payment plan with the owner for the next two years.

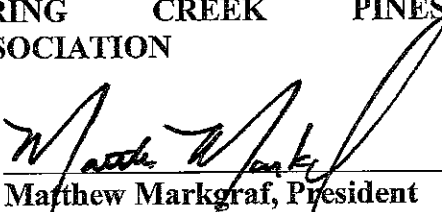


5. Alternative payment plan proposals must be submitted to and approved by the Association. The Association is not obligated to approve alternative payment plan proposals. No payment plan may be shorter than three (3) months or longer than eighteen (18) months.
6. The Association cannot charge late fees during the course of a payment plan, but can charge interest at the rate it is entitled to under its Governing Documents and can charge reasonable costs of administering the payment plan.

CERTIFICATION

“I, the undersigned, being the President of the SPRING CREEK PINES HOMEOWNERS ASSOCIATION, hereby certify that the foregoing Payment Plan Policy Resolution was adopted by at least a majority of the Association’s Board of Directors, and such Payment Plan Policy Resolution has never been modified or repealed, and is now in full force and effect.”

**SPRING CREEK PINES HOMEOWNERS
ASSOCIATION**

By: 
Matthew Markgraf, President

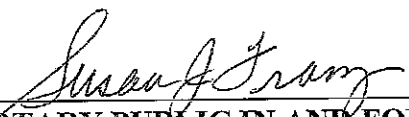
Date: 12/14/11

ACKNOWLEDGMENT

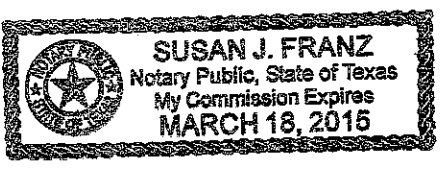
THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, A NOTARY PUBLIC, on this day personally appeared Matthew Markgraf, President of the SPRING CREEK PINES HOMEOWNERS ASSOCIATION, 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 14th day of December, 2011.



NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



Spring Creek Pines Homeowners Association/ Payment Plan Policy

Return to:
Michael Gainer, attorney at law
9801 Westheimer, Ste 302
Houston Texas 77042

FILED FOR RECORD

12/29/2011 9:10AM



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.

12/29/2011



County Clerk
Montgomery County, Texas