Notice W SPRINGRIDGE HOMEOWNERS ASSOCIATION

C/O Consolidated Management Services 2204 Timberloch Place, Suite 245 The Woodlands, Texas 77380 Tel. No. 281.296.9775 / Fax 281.297.9788

Email: anitaashmore@hotmail.com

ASSOCIATION'S COLLECTION POLICY

I. The name of the Subdivision is Springridge.

Lev

- II. The name of the Association is SPRINGRIDGE 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 Harris County, Texas:

(i) Springridge, Section One – Volume 316, Page 97

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

- (i) Springridge, Section One Volume 316, Page 97
- IV. <u>COLLECTION POLICY</u>: The Association provides a number of services for the Springridge community. While the vast majority of property owners ("Owners") do timely pay, there is 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 and access keys to the association facilities will be turned off.
- 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 remain 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) <u>ALL ITEMS PLACED WITH THE ASSOCIATION'S ATTORNEY WILL</u> <u>REMAIN WITH THE ATTORNEY'S OFFICE UNTIL PAID IN FULL.</u>

CERTIFICATION

"I, the undersigned, being the President of Springridge Homeowners Association, 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."

SPRINGRIDGE HOMEOWNERS ASSOCIATION

امدا

Printed name:

Jones, President

ACKNOWLEDGMENT

THE STATE OF TEXAS

8

COUNTY OF Harris

8

BEFORE ME, A NOTARY PUBLIC, on this day personally appeared Harvey Jones, President of SPRINGRIDGE 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 15th day of May,

2012.

ANITA ASHMORE

NOTARY PUBLIC IN AND FOR

THE STATE OF TEXAS

ANITA ASHMORE
Notary Public, State of Texas
My Commission Expires
JANUARY 18, 2016

Springridge Homeowners Association /Collection Policy

ANY PROVISION MEMEN WINCH RESTRICTS THE SALE BENTAL, OR USE OF THE DISCONSED RIGHT PROPERTY BECAUSE OF COLOR OR MACE IS MYALD AND UNEMFORCEASILE UNDER FEDERAL LAW. THE STATE OF TEXAS COUNTY OF HARRIES

I hereby certify that this instrument was FALED in File Humber Sequence on the date and at the fine stanged hereon by me; and was duly RECORDED, in the Official Public Records of Real Property of Humbs County Teres.

MAY 30 2012

Page 4 of 4 Pages

FILED FOR RECORD 8:00 AM

MAY 8 0 2012

S/S S/SEAL County Glants, Marris County, Texas



SOUNTY GLEAK NAMAIN GOUNTY, TEXAS