

NOTICE  
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NORTHBROOK NORTH TOWNHOUSE ASSOCIATION, INC.  
PAYMENT PLAN POLICY RESOLUTION

STATE OF TEXAS

COUNTY OF HARRIS

WHEREAS, Northbrook North Townhouse Association, Inc. ("Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the various sections of the community (referred to collectively as "Declarations"); and

WHEREAS, Chapter 209 of the Texas Property Code was amended effective January 1, 2012, to add Section 209.0062 ("Section 209.0062") thereto regarding alternative payment schedules for assessments ("Payment Plans"); and

WHEREAS, the Board of Directors of the Association ("Board") desires to establish a policy for Payment Plans consistent with Section 209.0062 and to provide clear and definitive guidance to owners.

NOW, THEREFORE, the Board has duly adopted the following *Payment Plan Policy Resolution*.

1. Subject to Section 9 below, owners are entitled to make partial payments for delinquent amounts owed to the Association under a Payment Plan in compliance with this Policy.
2. Late fees, penalties and delinquent collection related fees will be not be added to the owner's account while the Payment Plan is active. The Association may impose a fee for administering a Payment Plan. Such fee, if any, will be listed on the Payment Plan form and may change from time-to-time. Interest will continue to accrue during a Payment Plan as allowed under the Declarations.
3. A Payment Plan with the management company is three (3) months.
4. A Payment Plan must include sequential monthly payments. The total of all proposed payments must equal the current balance plus Payment Plan administrative fees, if any, plus all accrued interest.
5. If an owner requests a Payment Plan that will extend into the next assessment cycle, the owner will be required to pay future assessments by the due date in addition to the payments specified in the Payment Plan.
6. If an owner defaults on the terms of the Payment Plan, the Payment Plan will be voided. The Association will provide written notice to the owner that the Payment Plan has been voided. It is considered a default of the Payment Plan, if the owner:

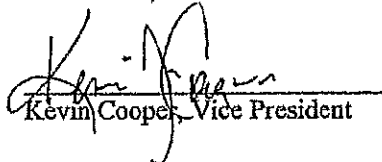
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- a. misses a payment due in a calendar month; or
  - b. makes a payment for less than the agreed upon amount; or
  - c. fails to pay a future assessment by the due date in a Payment Plan which spans additional assessment cycles.
7. On a case-by-case basis, the Association may agree, but has no obligation, to reinstate a voided Payment Plan once during the original duration of the Payment Plan if all missed payments are made up at the time the owner submits a written request for reinstatement.
  8. If a Payment Plan is voided, the full amount due by the owner shall immediately become due. The Association will resume the process for collecting amounts owed using all remedies available under the Declarations and Texas law.
  9. The Association has no obligation to accept a Payment Plan from any owner who has defaulted on the terms of a Payment Plan within the last two calendar (2) years.

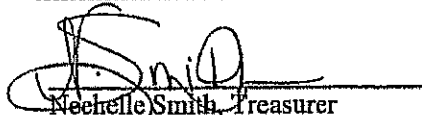
The guidelines are effective upon adoption and recordation in the Public Records of Harris County, Texas and supersede any guidelines for payment plans which may have previously been in effect. Except as affected by Section 202.011 and/or by these guidelines, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.

Approved and adopted by the Board on this 11 day of December 2011.

  
Tresa Little, President

  
Kevin Cooper, Vice President

~~Heather Lawrence, Secretary~~

  
Neeshelle Smith, Treasurer

~~Heather Lawrence, Director at Large~~

SECRETARY'S CERTIFICATE OF FILING

Tresa Little  
I, ~~Helen Lawrence~~, certify that:

I am the duly qualified and acting secretary of Northbrook North Townhouse Association, Inc., a duly organized and existing Texas non-profit corporation.

The attached instruments are true copies of unrecorded Dedicatory Instruments, as that term is defined by Section 202.001 of the Texas Property Code, pertaining to Northbrook North Townhouse Association, Inc..

The attached instruments are being presented for recording in the Official Public Records of Real Property of Harris County, Texas, pursuant to Section 202.006 of the Texas Property Code.

Dated: 1-6-12

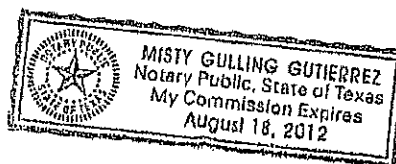
Tresa R. Little  
~~Helen Lawrence~~, Secretary  
Northbrook North Townhouse Association, Inc.

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THE STATE OF TEXAS       §  
                                     §  
COUNTY OF HARRIS       §

This instrument was acknowledged before me on the 6<sup>th</sup> day of January, 2012, by Tresa Little, Secretary of Northbrook North Townhouse Association, Inc., a Texas non-profit corporation, on behalf of said corporation.

Misty Gullig Gutierrez  
Notary Public in and for The State of Texas



AFTER RECORDING, RETURN TO:

Bartley & Spears, P.C.  
14811 St. Mary's Lane, Suite 270  
Houston, Texas 77079

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02/20/2012 12:21:59 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
STAN STANART  
COUNTY CLERK  
Fees 24.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically  
and any blackouts, additions or changes were present  
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or  
use of the described real property because of color or  
race is invalid and unenforceable under federal law.

THE STATE OF TEXAS

COUNTY OF HARRIS

I hereby certify that this instrument was FILED in  
File Number Sequence on the date and at the time stamped  
hereon by me; and was duly RECORDED in the Official  
Public Records of Real Property of Harris County, Texas.



*Stan Stanart*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS