

**ASSESSMENT COLLECTION POLICY RESOLUTIONS ADOPTED BY  
UNANIMOUS WRITTEN CONSENT OF THE  
BOARD OF DIRECTORS OF  
FONDREN SOUTHWEST ASSOCIATION, INC.**

The undersigned, as members of the Board of Directors of **FONDREN SOUTHWEST TEMPOS ASSOCIATION, INC.**, a Texas non-profit corporation (the "Association"), being all of the present Directors of the Association, individually and collectively consent hereby to take the following actions, to adopt the following resolutions, and to transact the following business of the Association:

WHEREAS, pursuant to the Association's governing documents, including the "Declaration of Covenants, Conditions and Restrictions - Fondren Southwest Tempos" heretofore filed under Clerk's File No. H623812, official Public Records of Real Property of Harris County, Texas, and to Section 204.010(a) of the Texas Property Code, the Board of Directors is authorized and empowered to adopt policies, rules and regulations regarding payment of assessments and related charges, including enforcement procedures regarding default in payment (the "Collection Policies"); and

WHERE, the Board of Directors deems it in the best interests of the Association to adopt the following Collection Policies.

RESOLVED, that the following Collection Policies are hereby adopted:

1. Assessments for common expenses are due and payable monthly, by the first day of each month. Each monthly assessment which is not paid by the first day of each month is delinquent.
2. Voting rights and all rights to use of any services and facilities provided by the Association are automatically suspended as to each townhouse during any period during which any amounts due to the Association are delinquent for more than thirty days. Such suspension applies to the Owner(s) of the applicable townhouse and their tenants, if any, and the respective guests and invitees of such Owner(s) and/or tenant(s).
3. If at any time a check is returned because of non-sufficient funds or other reasons, an administrative fee of \$25.00 will be charged to the applicable assessment account.
4. Interest compounded monthly from the due date at the rate of ten percent per annum will be charged on all delinquent assessments which are not paid in full within thirty days after the due date.
5. A late charge of \$40.00 will be applied to each applicable assessment account which is not paid in full by the fifteenth day of each month.
6. All payments are deemed made upon the date of receipt of the payment by the

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Association or its authorized agent. All payments received shall be applied first to payment of compliance costs, including attorney's fees, then to payment of late charges, then to payment of accrued interest, then to payment of any other amounts due to the Association other than assessments, and finally to payment of assessments. Payments shall be applied within each of the foregoing categories to the oldest charges on the account as far as the payment can be applied on a first-in, first-out basis.

RESOLVED FURTHER that the Secretary of the Association is hereby directed to file this consent with the minutes of the proceedings of the Board of Directors.

This consent is executed pursuant to Article 1396-9.10(A) of the Texas Non-Profit Corporation Act which authorizes the taking of action by the Board of Directors by unanimous written consent without a meeting, and which consent is not restricted by the articles of incorporation or by-laws of the Association.

Dated: January 1, 1998

  
ANGELEE MOODY, Director

  
JANET FISCH, Director

  
ANNIE MCGILL, Director