

\*\*\*\* Electronically Filed Document \*\*\*\*

**Brazos County, TX  
Karen McQueen  
County Clerk**

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**Parties:**

**Direct-  
Indirect-**

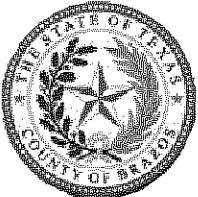
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\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

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.

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I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the Official Public records of BRAZOS COUNTY, TEXAS

Honorable Karen McQueen, County Clerk, Brazos County

UTitle No. 1168099F MR

**The Meadows Community Foundation  
ALTERNATIVE PAYMENT GUIDELINES**

*June 2017*

Texas Property Code Section 209.0062 requires that a Home Owner's Association adopt reasonable guidelines to establish an alternative payments schedule by which an owner may make partial payments to the HOA for delinquent regular or special assessments or any other amount owed to the HOA without accruing additional monetary penalties (not including reasonable costs associated with administering the payment plan or interest).

Assessments are delinquent if not paid within 30 days of notice. After 30 days, members will receive notification that their assessment is delinquent and that a lien will be filed if they do not make payment arrangements with the directors within 30 days, sent certified mail - return receipt requested.

If the member seeks a payment agreement, the directors will allow them to make payments, without interest, over 90 days, provided that the owner has not failed to honor the terms of a previous payment plan during the prior two years. An administration fee of \$10 per month will be assessed. The full amount must be paid by 90 days. If the member does not seek a payment agreement, or does not make full payment within 90 days, a lien shall be filed of record, securing rights to amounts due, interest, and collection costs. In accordance with the Declaration, interest shall be charged at 18% per annum. The directors will also evaluate initiating legal action against the individual member for the delinquency.

Foreclosure proceedings shall be initiated 90 days after a lien is filed, absent a finding by the directors that extraordinary circumstances are present, and that the best interests of the Association would be served by allowing additional time for the delinquent assessments to be paid.

Members shall be notified of the initiation of these proceedings along with the filing of their lien by certified mail - return receipt requested.

Executed to be effective for all purposes as of the 21 day of June, 2017.



John E. McFarlane, Jr.  
President, Board of Directors of The Meadows Community Foundation

