

Bill & Return to
University Title Company
P.O. Drawer DT
College Station, Texas 77841

Filed for Record in:
BRAZOS COUNTY

On: Sep 05, 2013 at 02:38P

GF# 133510 MAR

As a
NO LABEL RECORDING

The Spring Community Foundation
ALTERNATIVE PAYMENT GUIDELINES

Document Number: 01169359

Amount: 24.00

August 2013

Receipt Number - 483593

By:
Patsy Montalbano

Texas Property Code Section 209.0062 requires that a Home Owner's Association ("HOA") 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 the 15% 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 26th day of August, 2013.



John E. McFarlane, Jr.

President, Board of Directors of The Spring Community Foundation

STATE OF TEXAS

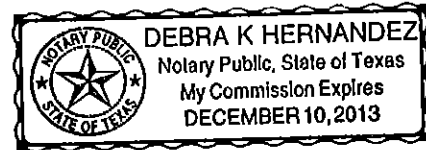
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COUNTY OF BRAZOS

BEFORE ME, the undersigned authority, on this day personally appeared John E. McFarlane, Jr. known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacities stated.

SUBSCRIBED AND SWORN TO BEFORE ME, this 3rd day of September, 2013.

Debra K Hernandez
Notary Public in and for the State of Texas



AFTER RECORDING RETURN TO:

The Ellison Firm
Attn: Sarah S. Brieden
302 Holleman Drive East
Suite 76
College Station, TX 77840