

AMEND
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ATASCOCITA COMMUNITY IMPROVEMENT ASSOCIATION, INC.
AMENDED PAYMENT PLAN POLICY

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

WHEREAS, Atascocita Community Improvement Association, Inc. (the "Association"), is the governing entity for Pinhurst of Atascocita Sections 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11; Pines of Atascocita Sections 1, 2, 3 and 4; Atascocita Shores Sections 1, 2, 3, 4, 5 and 6; Golf Villas at Atascocita; Club Point; and Estates of Pinhurst; additions in Harris County, Texas, according to the maps or plats thereof, recorded in the Map Records of Harris County, Texas, under Volume 206 Page 55, Volume 212 Page 77, Volume 216 Page 36, Volume 238 Page 92, Volume 247 Page 102, Volume 250 Page 132, Volume 286 Page 73, Volume 331 Page 140, Volume 260 Page 120, Volume 276 Page 054, Volume 316 Page 14; Volume 224 Page 86, Volume 286 Page 93, Volume 334 Page 13, Volume 377 Page 140; Volume 205 Page 127, Volume 212 Page 57, Volume 212 Page 66, Volume 255 Page 59, Volume 284 Page 107, Volume 316 Page 144; Volume 284 Page 126; Volume 346 Page 24; and Volume 360, Page 98; respectively, along with any supplements, amendments, replats and annexations thereto(the "Subdivision"); and

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WHEREAS, the Association Payment Plan Policy is recorded in the Real Property Records of Harris County, Texas, under Clerk's File No. 2012-0028618 (the "Payment Plan Policy"); and

WHEREAS, Section 209.0062 of the Texas Property Code, relating to payment plans, was recently amended and the Association desires to modify its Payment Plan Policy in accordance with the recent statutory changes; and

WHEREAS, this Dedicatory Instrument represents Restrictive Covenants as those terms are defined by Texas Property Code §202.001, et. seq, and the Association shall have and may exercise discretionary authority with respect to these Restrictive Covenants;

NOW THEREFORE, in accordance with Section 209.0062, the Association hereby amends its Payment Plan Policy in full, to read as follows:

- 1) An Owner shall be entitled to an approved Payment Plan during the 30 day period provided by Section 209.0064 of the Texas Property Code. An Association may choose to provide a Payment Plan at any other time thereafter at the sole option of the Association.
- 2) All Payment Plans require a down payment and monthly payments.
- 3) Upon request, all Owners are automatically approved for a Payment Plan lasting 6 months with the payments being in equal monthly amounts over the duration of the payment plan period.

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- 4) Alternative Payment Plan proposals shall be submitted to and approved by the Association in writing; the Association is not obligated to approve alternative Payment Plan proposals.
- 5) A Payment Plan must include sequential monthly payments. The total of all proposed payments under the Plan must equal the current balance plus the Payment Plan administrative fees, plus the estimated accrued interest.
- 6) If an owner requests a Payment Plan that will extend into the next assessment period, the owner shall be required to pay future assessments by the due date in addition to the payments specified in the Payment Plan.
- 7) All Payment Plans must be in writing on a form provided by the Association, or a form otherwise approved by the Association.
- 8) If an owner defaults on the Payment Plan the Payment Plan is terminated. Default of a Payment Plan includes:
 - a) failing to return a signed Payment Plan form with the down payment;
 - b) missing a payment due in a calendar month (including NSF checks); or
 - c) failing to pay future assessments by the due date if the Payment Plan extends into the next assessment period.
- 9) If an owner defaults on a Payment Plan the Association is not obligated to make another Payment Plan with the owner for the next two years after the date of default. The Association is not obligated to provide an Owner with more than one Payment Plan within any 12 month period.
- 10) No Payment Plan may last less than 3 months, although an Owner is not prohibited from paying amounts due to the Association earlier than contemplated by a payment plan.
- 11) The Association may only charge interest throughout the Payment Plan and the reasonable costs of administering the Payment Plan, while an owner is current on their Payment Plan.

CERTIFICATION

"I, the undersigned, being the President of Atascocita Community Improvement Association, Inc., hereby certify that the foregoing Resolution was adopted by at least a majority of the Association Board of Directors at a duly held open meeting, at which a quorum was present."

By: , President

Print name: RIC HARBODE

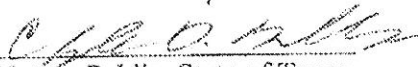
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ACKNOWLEDGEMENT

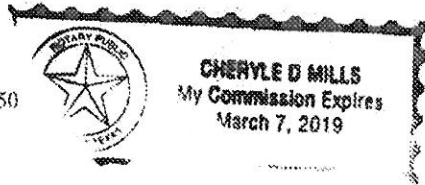
STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day, personally appeared the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same as the act of the Association for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 25 day of January, 2015.


Notary Public, State of Texas

After Recording Return to:
HOLT & YOUNG, P.C.
9821 Katy Freeway, Ste. 350
Houston, Texas 77024



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Pages 4
01/27/2016 10:53 AM
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