

BELLAVITA AT GREEN TEE HOMEOWNERS' ASSOCIATION, INC.
ASSESSMENT COLLECTION POLICY

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

WHEREAS, Bellavita at Green Tee Homeowners' Association, Inc. (the "Association"), a Texas nonprofit corporation, is the governing entity for BellaVita at Green Tee, Sections 1, 2, 3, 4 and 5 additions in Harris County, Texas, according to the maps or plats thereof recorded in the Map Records of Harris County, Texas, under Clerk's File Nos. U404467, V343320, W173156, W921013, and Y808903, respectively, along with any amendments, supplements, replats and annexations, (collectively referred to as the "Subdivision"); and

WHEREAS, the Subdivision is subject to the Declaration of Covenants, Conditions, and Restrictions for Bellavita at Green Tee Homeowners' Association, Inc., recorded in the Real Property Records of Harris County, Texas, under Clerk's File No. U858404, along with any amendments or supplements thereto (the "Declaration"); and

WHEREAS, the Declaration obligates the Association, through its Board of Directors to establish, levy and collect annual and special assessments and related charges; and

WHEREAS, the Association desires to adopt a collection policy in order to provide uniform procedures for the collection of assessments and the levying of penalties for non-payment of assessments; 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 the foregoing and as evidenced by the Certification hereto, the Association hereby adopts the following Collection Policy:

COLLECTION POLICY

- 1) Assessments and other amounts due to the Association, which are not paid by the due date may be subject, late fees, and costs of collection, including attorney's fees and expenses.
- 2) Monthly assessments become delinquent if not paid before the 15th of each month.
- 3) Each assessment that becomes delinquent shall incur a late fee of \$25 per month, which will be charged each month until the assessment is paid in full. The Owner will be charged a cost of up to \$25 for any check or payment that is returned as Non-Sufficient Funds (NSF).

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- 4) If an Owner becomes delinquent in the payment of one or more assessments, the Association may send a 30 day "reminder letter", reminding the Owner to pay their delinquent assessment along with late fees, interest and costs of collection.
- 5) If the Owner does not pay the delinquent balance within the time frame required by the reminder letter, the Association will send a second 30 day letter, via certified mail/rrr, containing the applicable notices under Chapter 209 of the Texas Property Code, itemizing the delinquent amount owed, advising on the availability of a payment plan, and that failure to pay will result in the Owner being turned over to the Association attorney for collections, the costs of which will be charged to the Owner.
- 6) If the Owner does not pay the delinquent balance within the time frame required by the certified letter the Owner's account will be referred to the Association attorney for collection.
- 7) If an Owner is turned over to the Association attorney for collection and fails to make full payment or enter into an approved Payment Plan, the Association will proceed with filing action against the Owner seeking a judgment for all amounts due the Association and/or a judicial order for foreclosure of its assessment lien.
- 8) All notices and letters provided for in this Policy, as well as all notices and invoices for the payment of assessments will be provided to the Owner to the address appearing in the books and records of the Association, which shall be the address of the property in the Subdivision, unless the Owner has provided written notice to the Association of an alternative address to send such notices.

BELLAVITA AT GREEN TEE HOMEOWNERS' ASSOCIATION, INC.

CERTIFICATION

"I, the undersigned, being the President of Bellavita at Green Tee Homeowners' Association, Inc., hereby certify that the foregoing Resolution was adopted by at least a majority of the Association Board of Directors at an open meeting of the Board of Directors, properly noticed to members, at which a quorum of the Board was present."

By: Dianne Clement, President

Print Name: Dianne Clement

ACKNOWLEDGEMENT

STATE OF TEXAS

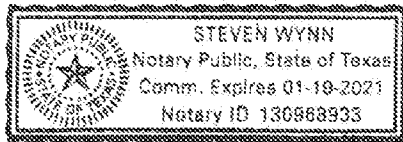
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COUNTY OF HARRIS

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BEFORE ME, the undersigned authority, on this day, personally appeared Dianne Clement, President of Bellavita at Green Tee Homeowners' Association, Inc. 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 28th day of June, 2017.



Steven Wynn
Notary Public, State of Texas

Prepared by and Return to:
HOLT & YOUNG, P.C.
9821 Katy Freeway, Ste. 350
Houston, Texas 77024

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Board Meeting Sign-in

June 28, 2017

Name	Name
1. Mickey McDonald	22. Orin Jones
2. Fred Fricke	23. SAEDRA Rodgers
3. Doug Barua	24. Ed Johnson
4. Bob Draper	25. Bernice Rohde
5. Ry Jones	26. Kay Simpson
6. Mike Hart	27. Pete Hult
7. Bill Hart	28.
8. Dan Jensen	29.
9. Sandra Cannon	30.
10. Ruth Southard	31.
11. David Southard	32.
12. Jule K...	33.
13. Dorcas Barnett	34.
14. Gal Ryback	35.
15. Tony Eckhard	36.
16. Lynn Ring	37.
17. Ron Gerlach	38.
18. Ruth Chock	39.
19. John Ludwig	40.

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Pages 5
07/06/2017 11:19 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees \$28.00

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

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