

SUPPLEMENTAL NOTICE OF DEDICATORY INSTRUMENTS
for
HOMEOWNERS ASSOCIATION OF WEST PALM VILLAS ON WALDEN ROAD, INC.

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

The undersigned, being the Authorized Representative of Homeowners Association of West Palm Villas on Walden Road, Inc. (the "Association"), a property owner's association as defined in Section 202.001 of the Texas Property Code, hereby supplements the "Notice of Dedicatory Instruments for Homeowners Association of West Palm Villas on Walden Road, Inc.", "Supplemental Notice of Dedicatory Instruments for Homeowners Association of West Palm Villas on Walden Road, Inc.", "Supplemental Notice of Dedicatory Instruments for Homeowners Association of West Palm Villas on Walden Road, Inc." and "Supplemental Notice of Dedicatory Instruments for Homeowners Association of West Palm Villas on Walden Road, Inc." filed of record in the Official Public Records of Real Property of Montgomery County, Texas under Clerk's File Nos. 2002-121648, 2013005764, 2016045242 and 2016104826 ("Notice"), which Notice was filed of record for the purpose of complying with Section 202.006 of the Texas Property Code.

Additional Dedicatory Instrument. In addition to the Dedicatory Instruments identified in the Notice, the following document is a Dedicatory Instrument governing the Association:

Collection Policy Resolution for HOA of West Palm Villas on Walden Road, Inc.

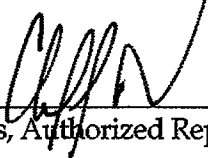
A true and correct copy of such Dedicatory Instrument is attached to this Supplemental Notice.

This Supplemental Notice is being recorded in the Official Public Records of Real Property of Montgomery County, Texas for the purpose of complying with Section 202.006 of the Texas Property Code. I hereby certify that the information set forth in this Supplemental Notice is true and correct and that the copy of the Dedicatory Instrument attached to this Notice is a true and correct copy of the original.

Executed on this 26th day of October, 2017.

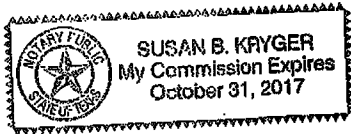
**HOMEOWNERS ASSOCIATION OF WEST PALM
VILLAS ON WALDEN ROAD, INC.**

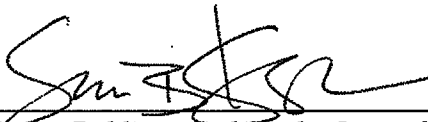
By: _____


Cliff Davis, Authorized Representative

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 26th day of October, 2017 personally appeared Cliff Davis, Authorized Representative of Homeowners Association of West Palm Villas on Walden Road, Inc., 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 purpose and in the capacity therein expressed.





Notary Public in and for the State of Texas

COLLECTION POLICY RESOLUTION
FOR
HOA OF WEST PALM VILLAS ON WALDEN ROAD, INC.

WHEREAS, the Board of Directors is charged with the responsibility for collection of all assessments of the members in a fair and uniform manner,

WHEREAS, the Declaration of Covenants, Conditions, Restrictions and Easements for the Association directs this responsibility to the Board of Directors of the Association, and

WHEREAS, the Association has contracted with a professional management company to provide management service and supervision over certain contract services to the Association; and

NOW THEREFORE, be it resolved that the Board of Directors has elected to authorize its managing agent to carry out the following policy with respect to all delinquent accounts, reserving to itself the right to modify or intervene in certain cases, as the Board may see fit.

1. Upon Board approval of the annual budget, initial assessment billing will be mailed to each homeowner to their address of record by November 30th of the preceding year that it is due.
2. Assessment statements will reflect a due date of the 1st of each month and will become delinquent if not received by the 20th of each month in which they are due.
3. Preferred Management Services will send a collection notification letter explaining the procedure and charges that will be added to each account with a balance on or about the 31st of the month in which the assessment becomes delinquent. The letter will state the current balance due as of the letter, and a breakdown of future steps and charges that will be added if the delinquency is not cured. This letter will be mailed regular mail.
4. Upon the expiration of the collection notification letter (30 to 40 days after the reminder notice has been sent), if the account remains delinquent, a certified letter will be sent to the delinquent homeowners reflecting the past due assessments, penalties, late fees and collection fees. This letter will reflect Texas Property Code language.
5. Upon the expiration of the thirty (30) day certified letter a title search will be performed on the delinquent property at the owner's expense and with Board approval as follows:

3 months assessments or more

6. After verification of ownership by the title search, and if no payment has been made, a lien will be filed by the Association at the owner's expense.
7. Accounts will be sent to the Association's attorney with Board approval as follows:

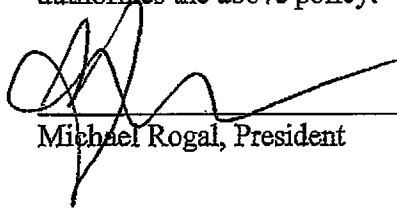
Accounts owing four (4) months assessments or more will be sent to the attorney and the legal preparation fee will be at the owner's expense.

8. The Association's Attorney will be instructed to send an initial demand letter. Upon expiration of the demand letter and no resolution, the Attorney will notify the Board of Directors and obtain authorization to file a lawsuit.

This document is being recorded as a COURTESY ONLY by Roberts Markel Weinberg Butler Hailey PC, without review and without liability, expressed or implied.

This is to certify that the foregoing resolution was adopted by the HOA of West Palm Villas on Walden Road Board of Directors by unanimous consent, at a meeting held on July 24, 2017.

HOA of West Palm Villas on Walden Road Board of Directors hereby approves and authorizes the above policy:



Michael Rogal, President

July 24, 2017
Date

E-FILED FOR RECORD

10/26/2017 03:47PM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number sequence on the date and time stamped herein by me and was duly e-RECORDED in the Official Public Records of Montgomery County, Texas.

10/26/2017



County Clerk
Montgomery County, Texas