PI2-20140218216-3

# RESOLUTION OF THE BOARD OF DIRECTORS OF VILLAGE AT REDLAND RANCH OA, INC. REGARDING PAYMENT PLAN GUIDELINES

STATE OF TEXAS §
§ KNOWN ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR §

Pursuant to Section 209.0062, Texas Property Code, Villas At Redland Ranch OA, Inc., acting through its Board of Directors, has adopted the following reasonable guidelines to establish an alternative payment schedule by which an owner may make partial payments for delinquent regular or special assessments or other amounts to the Association, to-wit:

1. All payment plans must be in writing, signed by one or more owners of the property associated with the delinquent balance, approved by the signature of the President of the Association or the Association Manager, and provide that the owner shall pay future assessments when due, in addition to any arrearage payment due under a payment plan;
2. To be qualified for a payment plan an owner must not have failed to honor the terms of one previous payment plans in the two years prior to a request for a new payment plan;
3. No monetary penalties shall accrue on balances while a payment plan is in effect, but reasonable costs associated with administering the plan and interest shall continue to accrue;
4. Any qualified owner who owes a delinquent balance of $300 or less shall be allowed, without deliberation by the Board, to pay that balance in three equal consecutive monthly installments, with the first payment due within the first thirty day period following the approval of the payment plan;
5. Any qualified owner who owes a delinquent balance of more than $300 shall be allowed, without deliberation by the Board, to pay the balance by paying twenty-five percent of the balance during the first thirty day period following the approval of the payment plan, with the remaining delinquent balance to be paid in five equal consecutive monthly installments;
6. Any owner may submit a request for a payment plan that does not meet the foregoing guidelines, along with whatever information they wish the Board to consider, and the Board may approve or disapprove such payment plan, in its sole discretion; and,
7. If an owner who is not qualified to receive a payment plan asks for a payment plan, the Board shall be entitled to approve or disapprove a payment plan, in its sole discretion.

By their signatures below the President and Secretary of the Association certify that the foregoing was approved by the Board of Directors of the Association at a duly-called meeting of the Board of Directors at which a quorum of Directors was present, or by signed, unanimous written consent in lieu of a meeting.

Thus executed this 5 day of December, 2014

VILLAS AT REDLAND RANCH OA, INC.

By: _____
Virgil Powell, President

ATTEST:

By: _____
Wayne Poulin, Secretary

STATE OF TEXAS §
§
COUNTY OF BEXAR §

I hereby certify that the foregoing instrument was acknowledged before me, the undersigned Notary, by Virgil Powell, President, Villas At Redland Ranch Owners Association, Inc., on the date of execution set forth above.

_____
Notary Public, State of Texas

STATE OF TEXAS §
§
COUNTY OF BEXAR §

SUSAN E. TROUT
Notary Public, State of Texas
My Commission Expires
January 17, 2018

I hereby certify that the foregoing instrument was acknowledged before me, the undersigned Notary, by Wayne Poulin, Secretary, Villas At Redland Ranch Owners Association, Inc., on the date of execution set forth above.

_____
Notary Public, State of Texas

**AFTER RECORDING RETURN TO:**
Villas At Redland Ranch OA, Inc.
6391 De Zavala Rd., Suite 223 D
San Antonio, TX 78249

SUSAN E. TROUT
Notary Public, State of Texas
My Commission Expires
January 17, 2018

Doc# 20140218216 Fees: $34.00
12/19/2014 2:54PM # Pages 3
Filed & Recorded in the Official
Public Records of BEXAR COUNTY
GERARD C. RICKHOFF COUNTY CLERK

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law
STATE OF TEXAS, COUNTY OF BEXAR
I hereby Certify that this instrument was FILED in File Number Sequence or this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

DEC 19 2014

COUNTY CLERK BEXAR COUNTY, TEXAS