

CREEKSTONE COMMUNITY ASSOCIATION, INC. ASSESSMENT COLLECTION POLICY

The Board of Directors of Creekstone Community Association, Inc. has reviewed and approved an assessment collection policy in order to collect due assessments for the Association.

This policy was approved in November 2021 to be effective January 1, 2022.

1. All annual assessments are due on January 1st and are deemed delinquent if not received in the management office by January 31st at which time late fees and interest will be posted against delinquent accounts.
2. If no payment is received by February 1st all delinquent owners will receive a late letter from the Association requesting payment. Interest at a rate of 6% per annum from the due date until the account is paid in full will be charged to the owner's delinquent account together with a \$25.00 late fee. This letter will be sent by regular first class mail.
3. If no payment is received by March 1st a pre-lien demand letter will be sent to the owner, requesting payment. This letter will be sent by certified mail, return receipt requested, and regular first class mail. Any delinquent account will be charged an additional \$25.00 late fee.
4. If no payment is received by April 15 and the Board has determined an assessment delinquency is to be pursued, the Board may authorize legal action to prepare and record within County Records a written notice of Lien. If a Notice of Lien is prepared, a copy of the same will be sent to the owner, contemporaneously with the filing of the Notice of Lien, together with an additional demand for payment in full of all amounts then outstanding within fifteen (15) days of date of the letter. The owner will be charged for all related legal costs.
5. If no payment is received by May 1st the Board will authorize legal counsel to file suit against the owner for collection of the delinquent assessments and foreclosure of the Association's lien, bring suit for the personal judgment, and/or direct Managing Agent to pursue alternative collection methods, including credit agency reporting. All costs and fees will be charged to the owner.
6. Application of Funds Received –All monies received by the Association from the homeowners will be applied as follows:
 - a. Delinquent assessments
 - b. Current year assessments
 - c. Attorney or 3rd party costs associated with assessments
 - d. Other attorney fees
 - e. Fines
 - f. Forced maintenance, and any other amount owed to the Association

This Policy is effective upon recordation in the Public Records of Harris County, and supersedes any policy regarding alternative schedules which may have been previously been in effect. Except as affected by Section 209.0062 and/or by this Policy, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.

Approved and adopted by the Board on this 28th day of October 2021.

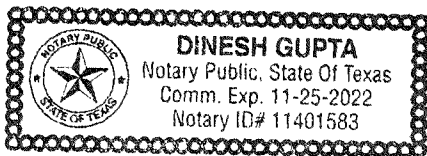


Gerard Tafallo
President
Creekstone Community Association, Inc.

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

Before me, the undersigned authority, on this day personally appeared _____ Gerard Tafallo, President of Creekstone Community Association, Inc. a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 4th day of Dec, 2021.



Dinesh Gupta
Notary Public, State of Texas

DINESH GUPTA
Printed Name

My commission expires: 11-25-2022

RP-2021-717896

RP-2021-717896
Pages 3
12/16/2021 09:17 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$22.00

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.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2021-717896