

Harrington Homeplace Homeowners Association

Annual Assessment Collection Policy

WHEREAS, the Board of Directors (the "Board") of Harrington Homeplace Homeowners Association, (the "Association") wishes to establish a Policy for the collection of Annual Assessments (hereafter known as "Collection Policy"); and

WHEREAS, the Board intends to file this Collection Policy in the real property records of each county in which the subdivision is located, in compliance with Section 202.006 of the Texas Property Code; and

NOW, THEREFORE, IT IS RESOLVED that the following guidelines are established by the Board for the Collection Policy:

1. Invoices for annual assessments are mailed to all homeowners on or about December 15
 - a. Dues are payable on receipt of the invoice and are considered late if received after January 31
 - b. Dues received after January 31 are subject to a \$25.00 per month Late Fee and interest for each month or partial month assessments remain unpaid, unless the homeowner has entered into an approved Payment Plan with the Association
 - i. Late fees and other charges are further described in the Association's Payment Plan Policy which is available on its website
2. 2nd Notices are sent to all homeowners with unpaid assessments after the end of February.
 - a. 2nd Notices will include the previously mentioned Late Fee and applicable interest
3. 3rd Notices are sent to all homeowners with unpaid assessments after March 31
 - a. Applicable Late Fees and interest will be included with the 3rd Notice
 - b. The 3rd Notice offers homeowners the option of a Payment Plan in accordance with the Association's Payment Plan
 - i. Copies of the Policy are included with the Notice and is also available on the Association's website

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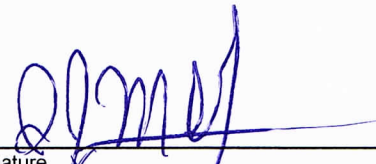
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- c. The Notice affirms the Association's intent to pursue collection of the unpaid assessments and applicable late fees and other charges if full payment is not received or a payment plan is not approved within 30 days of receipt of the Notice
- 4. Any homeowner accounts remaining delinquent after June 1 are turned over to the Association's attorney for further collection action which may include, but is not limited to, demands for payment, filing of a Notices of Assessment Lien in the county records, notification of delinquency to mortgage company, and foreclosure. The Association's attorney may not conduct a foreclosure sale without approval from the Board of Directors.

This policy shall supersede and render null and void any and all previously adopted Collection Policies adopted by the Board.

IT IS FURTHER RESOLVED that this Collection Policy is effective when filed with the office of the county clerk, to remain in effect until revoked, modified, or amended.

Date: Oct. 28, 2015



Signature
I. S. Morales, Jr.

Name
President

Title