

Denton County  
Juli Luke  
County Clerk

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Instrument Number: 36658

ERecordings-RP

RESOLUTION

Recorded On: March 19, 2020 11:05 AM

Number of Pages: 3

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" Examined and Charged as Follows: "

Total Recording: \$34.00

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\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

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.

**File Information:**

Document Number: 36658  
Receipt Number: 20200319000168  
Recorded Date/Time: March 19, 2020 11:05 AM  
User: Joy R  
Station: Station 19

**Record and Return To:**

Simplifile



STATE OF TEXAS  
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke  
County Clerk  
Denton County, TX

**RESOLUTION ADOPTING A COLLECTION POLICY  
FOR  
TIMBERVIEW ESTATES WEST HOA  
(the "Association")**

WHEREAS, Texas Property Code §§ 209.0062 & .0064 became effective January 1, 2012, requiring associations to provide notice to members that are delinquent in their assessments by certified mail, return-receipt requested, and waiting a period of 30 days for the member to bring their account current or arrange an alternative payment schedule, as prescribed by Texas Property Code § 209.0062, as conditions precedent to holding the member liable for costs of collection of a delinquent account; and

WHEREAS, the Association desires to modify its current collection policy and operating procedures to comply with the law.

BE IT RESOLVED, that this policy is effective on the date executed below and this policy replaces any and all prior collection policies in effect for the Association.

BE IT FURTHER RESOLVED that the Association's collection policy and process shall be as follows:

1. Members that are delinquent in the payment of any amount, prior to referral to an attorney for collection of the same, shall be notified by certified mail, return-receipt requested, of: the amount due to the association supported by an itemization of same, notice of the Member's option to enter into an alternative payment schedule based on the Association's policy of record, and their right to a period of 30 days to cure the delinquency before further collection action is taken.
2. The amount of the delinquency that triggers the aforementioned notice shall be determined by the board from time to time.
3. The Association, at its discretion, may establish and maintain, either by itself or in cooperation with the Association's Management Company, a program of reporting resident assessment payment history to one or more credit bureaus.
4. Accounts with payments returned for insufficient funds will be charged a non-negotiable returned check fee. The initial returned check fee is \$25. The returned check fee will be adjusted from time to time to the current prevailing rate.
5. No less than 30 days subsequent to the notice sent pursuant to Number 1 above, the delinquent Member shall be referred to the Association's attorney and/or third party debt collector for collection of all delinquent amounts. At that time, the delinquent Member shall be responsible for all reasonable and necessary attorney fees and costs of collection associated with the collection of the delinquent amount.
6. The Association's Management Company, at the direction of the Board of Directors and on behalf of the Association, may elect to pursue any available method of collection allowable under law which may include but not be limited to the filing of a lawsuit for foreclosure against the homeowner.
7. This collection policy supersedes and replaces all prior collection policies for the Association.

To the extent these guidelines contradict with any previous guidelines, rules, covenants, or restrictions, these guidelines shall control. These guidelines are supplementary and are in addition to any and all other covenants, conditions, restrictions, rules, and guidelines in effect for the Association.

This resolution was passed by a unanimous vote of the Board of Directors of the Association on the date set forth below to be effective immediately.

Executed this the 18th day of March, 20 20.

By: 

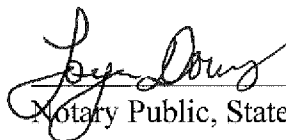
Name: WILLIAM R. JAUDER

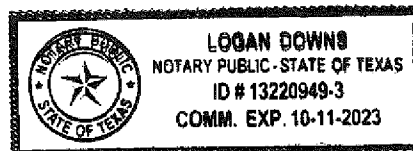
Title: PRESIDENT TUEW HOA

STATE OF TEXAS

COUNTY OF Denton

This instrument was acknowledged before me on this the 18th day of March, by WILLIAM JAUDER, in the capacity stated above, of and for the Association, for the purposes therein expressed.

  
Notary Public, State of Texas



AFTER RECORDING PLEASE RETURN TO:

Goodwin Management, Inc.  
11149 Research Blvd., Suite 100  
Austin, Texas 78759