

CHAMPION FOREST FUND, INC.
POLICY RESOLUTION: COLLECTION OF DELINQUENT ASSESSMENTS

WHEREAS, Article A, Section 16 of the Restrictions and Covenants Governing Property and Lots in Champion Forest provides that assessments which are not paid when due shall be delinquent, and;

WHEREAS, Article A, Section 16 of the Restrictions and Covenants Governing Property and Lots in Champion Forest provides that the Association's lien, when delinquent, may be enforced by suit, judgment, and foreclosure under Texas law, and;

WHEREAS, the Board of Directors feels the need to adopt a collection policy to establish orderly procedures for the collection of assessments which remain unpaid past their due dates;

BE IT RESOLVED that the following policy and procedures shall govern the collection of delinquent assessments:

1. The annual assessment shall be due and payable on the 1st day of January of each year.
2. Any assessments, which are not paid by January 31st, shall be delinquent.
3. Delinquent assessments shall be assessed a late fee of \$50.00 on February 1st.
4. Delinquent assessments shall be assessed a penalty of 10% per annum.
5. On or about February 15th, a notice of delinquency shall be mailed to owners who are still delinquent. The notice shall specify the amount of the delinquent payments including interest accrued and late fees as of that date.
6. If the assessment is not paid by March 15th, a notice of delinquency shall be mailed and shall include a demand for payment of the full amount owing (i.e. the assessment plus interest accrued as of that date) within ten (10) days. The letter shall also state that fees for legal services, including writing a demand letter will appear on the next billing.
7. If timely response to the demand for payment is not received, a 30-day demand letter for payment (required by law) will be issued by certified mail, return receipt requested. The letter will advise that should payment not be received within the 30 days, the account will be referred to the Association's attorney, at which time legal fees will be incurred and billed back to the owner.
8. If payment is not received, the account will be referred to the Association's attorney, in which he/she will be instructed to send a demand letter.
9. If payment of the delinquent account does not result from the attorney's demand letter the Board will then review the account with the Managing Agent and may elect a remedy of law to include, but not be limited to: Small Claims Court, Foreclosure or whatever other remedy is possible and may instruct the Association's attorney to move toward such remedy.

This Policy is in addition to and shall in no way whatsoever detract from the rights of the Association as specified in the Champion Forest Fund, Inc. Declaration.

This Policy was adopted on 2nd day of February, 2015 by the Board of Directors and supersedes and replaces any prior policy or resolutions concerning the same subject matter.

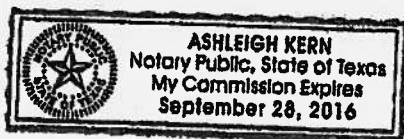
Barbara K. Smith
President

Attest:

W.O. Bircher
Secretary

STATE OF TEXAS
COUNTY OF HARRIS

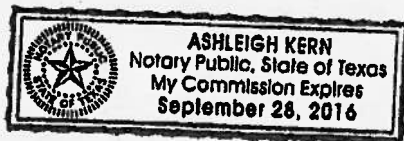
This instrument was acknowledged on February 2, 2015, by Barbara K. Smith President of the Champion Forest Fund, Inc., a Texas non-profit corporation, on behalf of the corporation.



Ashleigh Kern
Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF HARRIS

This instrument was acknowledged on February 2, 2015, by W.O. Bircher, Secretary of the Champion Forest Fund, Inc., a Texas non-profit corporation, on behalf of the corporation.



Ashleigh Kern
Notary Public, State of Texas

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Pages 5
02/16/2015 10:39:39 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees 28.00

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.



Stan Stanart

COUNTY CLERK
HARRIS COUNTY, TEXAS

CERTIFICATION

STATE OF TEXAS

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COUNTY OF HARRIS

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I, the undersigned, pursuant to §202.006 of the Texas Property Code, do hereby certify, as follows:

(1) I am an Agent for Champion Forest Fund, Inc. a Texas non-profit corporation;

(2) Instruments titled: "Certificate of Third Amendment of the Bylaws of Champion Forest Fund, Inc." and "Policy Resolution: Collection of Delinquent Assessments", are attached hereto;

(3) The property affected by the said Instruments is described as, to wit:

Champion Forest, Sections 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, additions in Harris County, Texas, according to the maps or plats thereof, recorded in the Map Records of Harris County, Texas, under Volume 241 Page 18, Volume 259 Page 67, Volume 266 Page 139, Volume 286 Page 138, Volume 285 Page 52, Volume 291 Page 47, Volume 299 Page 20, Volume 299 Page 21, Volume 299 Page 23, and Volume 306 Page 64, along with any amendments, supplements and replats

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(4) The attached Instruments are true and correct copies of the originals.

IN WITNESS WHEREOF, I have subscribed my name on this 11th day of February 2015.

By: [Signature]
Luke P. Tollett, Agent for Champion Forest Fund, Inc.

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STATE OF TEXAS

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COUNTY OF HARRIS

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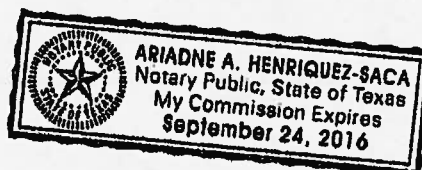
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BEFORE ME, the undersigned authority, on the day personally appeared Luke P. Tollett, Agent for the Champion Forest Fund, Inc., and known by me to be the person whose name is subscribed to the foregoing document and being by me first duly sworn, declared that he is the person who signed the foregoing document in his representative capacity and that the statements contained therein are true and correct.

Given under my hand and seal of office this the 11th day of June 2015.

[Signature]
Notary Public, State of Texas

After recording return to:
HOLT & YOUNG, P.C.
9821 Katy Freeway, Ste. 350
Houston, Texas 77024



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