

Notice  
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20120342485  
07/31/2012 RP2 \$24.00

**CHAMPION FOREST FUND, INC.**  
C/O Consolidated Management Services  
2204 Timberloch Place, Suite 245, The Woodlands, Texas. 77389  
Phone: 281.296.9755 Fax: 281.296-9788  
e-mail: conmgsvc@swbell.net

PAYMENT PLAN POLICY

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- I. The name of the Subdivision is Champion Forest.
- II. The name of the Association is CHAMPION FOREST FUND, INC..
- III. The recording data (i.e., Map or Plat reference) for each Section of the Subdivision, and the recording data for the Declaration (i.e., Deed Restrictions) for each Section of the Subdivision is as follows:

Map(s) or Plat(s) Records of Harris County, Texas:

- IV. This payment plan policy was approved by at least a majority vote of the Board of Directors of the CHAMPION FOREST FUND, INC. (the "Board"), at a duly called Meeting of the Board held on the 11<sup>th</sup> day of January , 2012, at which Meeting, a quorum was present.
  - 1. Owners are entitled to one (1) approved payment plan to pay their annual assessment.
  - 2. All payment plans require a down payment and monthly payments.
  - 3. Upon request, all Owners are automatically approved for a payment plan consisting of the down payment listed below, with the balance paid off in monthly installments as followed:
 

0 - \$500.00	Ninety (90) days (3 months)	10% Down
\$501.00 – 1000.00	One hundred twenty (180) days (6 months)	15% Down
\$1,001.00 – 1,500.00	Twelve (12) Months	20% Down
In Excess of \$1,500.00	Eighteen (18) Months	25% Down
  - 4. If an owner defaults on the payment plan, the payment plan is automatically terminated and the Association is not obligated to make another payment plan with the owner for the next two years.
  - 5. Alternative payment plan proposals must be submitted to and approved by the Association. The Association is not obligated to approve alternative payment plan proposals. No payment plan may be shorter than three (3) months or longer than eighteen (18) months.
  - 6. The Association cannot charge late fees during the course of a payment plan, but can charge interest at the rate it is entitled to under its Governing Documents and can charge reasonable costs of administering the payment plan.

1899 52 9691

**CERTIFICATION**

"I, the undersigned, being the President of the CHAMPION FOREST FUND, INC., hereby certify that the foregoing Payment Plan Policy Resolution was adopted by at least a majority of the Association's Board of Directors, and such Payment Plan Policy Resolution has never been modified or repealed, and is now in full force and effect."

**CHAMPION FOREST FUND, INC.**

*102*

By: *Barb Smith*  
Barb Smith, President

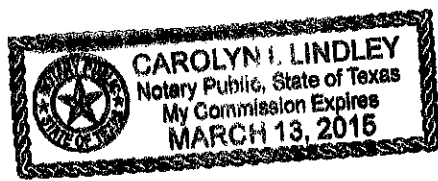
**ACKNOWLEDGMENT**

THE STATE OF TEXAS §  
  §  
COUNTY OF HARRIS §

BEFORE ME, A NOTARY PUBLIC, on this day personally appeared *Barb Smith*, President of the CHAMPION FOREST FUND, INC., a Texas Non-Profit Corporation, known to me to be the person whose name is subscribed to the foregoing instrument and, being by me first duly sworn and declared that he executed same in the capacity and for the consideration therein expressed, and as the act and deed of such Corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the *25<sup>th</sup>* day *July*, 2012.

*Carolyn Lindley*  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



Return to:  
Consolidated Management Services  
2204 Timberloch Place, Suite 245  
The Woodlands, Texas 77380

FILED FOR RECORD  
8:00 AM

JUL 31 2012

*Stan Stewart*  
County Clerk, Harris County, Texas

HP 083-29-0682

**CHAMPION FOREST FUND, INC.**

(A Texas Non-Profit Corporation)

2204 Timberloch Place, Suite 245

The Woodlands, Texas 77380

Tel. No. 281.296.9775 Fax. No. 281-296-9788 e-mail: conmgsvc@swbell.net

**CERTIFIED MAIL, RETURN RECEIPT REQUESTED**

Owner(s)' Name(s)

Date: \_\_\_\_\_

Address

\_\_\_\_\_, TX \_\_\_\_\_

**RE: CHAMPION FOREST FUND, INC. (the "Association")  
Final Notice/Demand to Collect Delinquent Assessments (prior to legal action)**

**Property Address: \_\_\_\_\_ (the "Property")**

**Current Delinquent Sum Due: \$ \_\_\_\_\_**

Dear Owner:

Each residential building site or lot in the Subdivision is subject to an annual maintenance charge/assessment as provided in the applicable Deed Restrictions. Relative to your Property, the Association's records reflect that the delinquent balance reflected above is seriously past due, which constitutes a violation of the Restrictions.

You are entitled to a reasonable period of time to cure the delinquency violation and avoid referral of the delinquency violation to legal counsel. To avoid referral of this account to the Association's legal counsel, within thirty (30) days from date of this letter the Association must receive either: 1) full payment of the delinquent sum; or 2) a signed payment agreement (for a duration and in a form acceptable to the Association), as well as your first payment pursuant to the terms of any such mutually acceptable payment agreement. Copies of the Association's Payment Plan Policy and your itemized statement of account are enclosed herein. Further, you may submit a written request for a hearing before the Board of Directors on or before the thirtieth (30th) day after the date you receive this Notice. The purpose of the hearing is for you to discuss and verify facts and resolve the matter in issue before the Association's Board of Directors. A request for hearing must be submitted in writing, and must be received by the Association at the letterhead address within the specified time. Also, please note that you may have special rights or relief related to the enforcement action under federal law, including the Service Members Civil Relief Act (50 USC app. Section 501 et seq.), if the owner is serving on active military duty. Assert and protect your rights as a member of the armed forces of the United States. If you or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately. If you would like to request a payment plan, please respond via telephone or correspondence directed to the Association's Manager, so that a payment plan may be prepared and mailed to you.

If the Association refers this delinquency to legal counsel for collection efforts after March 31, 2012, in addition to the delinquent amount(s) owed by you, the Association is entitled to collect reimbursement of reasonable attorney's fees and other reasonable costs incurred by the Association, which sum(s) will be charged to your assessment account. The Association may file a Notice of Lien in the County Real Property Records evidencing its lien against your Property. Further, in the event of your continued default, the Association may institute a lawsuit against you seeking a foreclosable judgment. The maintenance and services provided to the Subdivision by the Association are budgeted based on the mandatory financial participation of the Members. Please make an effort to bring your delinquent account current and avoid incurring the additional costs of legal action/litigation. Your anticipated cooperation is appreciated.

**CHAMPION FOREST FUND, INC.**

\_\_\_\_\_  
Stella Walleck, Property Manager

Enclosures

[(i) Association's Payment Plan Policy; and (ii) Itemized Statement of Your Account]

3893-52-680 11

RP 083-29-0684

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL  
PROPERTY BECAUSE OF COLOR OR RACE IS UNLAWFUL 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.

JUL 31 2012



*Stan Stewart*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS