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notice

**PRESIDENT'S CERTIFICATE**  
**Oakwood Gardens Condominium Association**  
**A Texas Non-Profit Corporation**

**Resolution Regarding Payment Agreements**

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The undersigned, being the duly elected, qualified and acting President of Oakwood Gardens Condominium Association, a Texas non-profit corporation (the "Association"), and the keeper of the minutes and records of the said corporation, does hereby certify that the following is a true and correct resolution of this corporation as adopted by the Board of Directors (the "Board") at a duly called meeting held on February 6, 2014.

WHEREAS, the Association is responsible for governance and maintenance of Oakwood Gardens Condominium Association as described in that certain "Declaration of Condominium and of Covenants, Conditions and Restrictions for Oakwood Gardens Condominium" filed for record under County Clerks File No. 20080430292 of the Condominium Records of Harris County, Texas, and all amendments thereto (said recorded documents and all exhibits and amendments thereto being referred to as "Declaration"), and

WHEREAS, the Association exists pursuant to state law and its governing documents; and

WHEREAS, the Association is authorized to adopt and enforce reasonable rules and regulations in the interest of the community, pursuant to state and its governing documents; and

WHEREAS, there is a need for a policy with regard to payment agreements administered by Management on behalf of Oakwood Gardens Condominium Association,

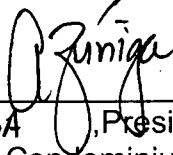
AND WHEREAS, the Board of Directors of Oakwood Gardens Condominium Association, wish to make this policy a matter of record,

NOW THEREFORE, BE IT RESOLVED, the Board of Directors on behalf of Oakwood Gardens Condominium Association sets the policy as follows:

- An owner who is delinquent in the payment of assessments or any other charges on their account may enter into a payment agreement with the Association to pay the debt without incurring additional penalties. However, the owner will be subject to payment of reasonable costs associated with administering the payment agreement.
- The minimum term of the payment agreement will be three (3) months, the maximum term of the payment agreement will be twelve (12) months.

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- The fee to administer the payment agreement will be a flat fee of \$25.00 per month, such cost will be added to the total amount due and paid in accordance with the payment agreement. The payment agreement fees collected from the owner will be reimbursed by the Association to the Management Company for the time associated with administering the agreement.
- In addition to the installment payments and administrative costs under the agreement, the owner will also be required to pay the regular accruing monthly assessment prior to delinquency.
- Failure to pay any of the installments agreed to by their due date or failure to pay the regular monthly assessment prior to delinquency may result in the payment plan being revoked and withdrawn and the Association will be entitled to proceed with further collection and legal action.
- If an owner fails to honor the terms of a payment agreement within a two year period, the owner may not be eligible for another payment agreement.

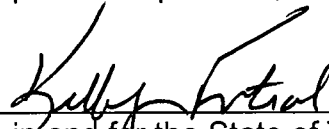
  
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 ANTONIO ZUNIGA, President for  
 Oakwood Gardens Condominium Association  
 a Texas Non-Profit Corporation

\_\_\_\_\_  
 Date

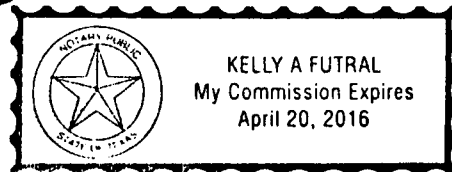
THE STATE OF TEXAS §  
 §  
 COUNTY OF HARRIS §

KNOW ALL MEN BY THESE PRESENTS:

This instrument was acknowledged before me on the 6th day of February, 2014, by Antonio Zuniga, President of Oakwood Gardens Condominium Association, a Texas non-profit Corporation, on behalf of said corporation.

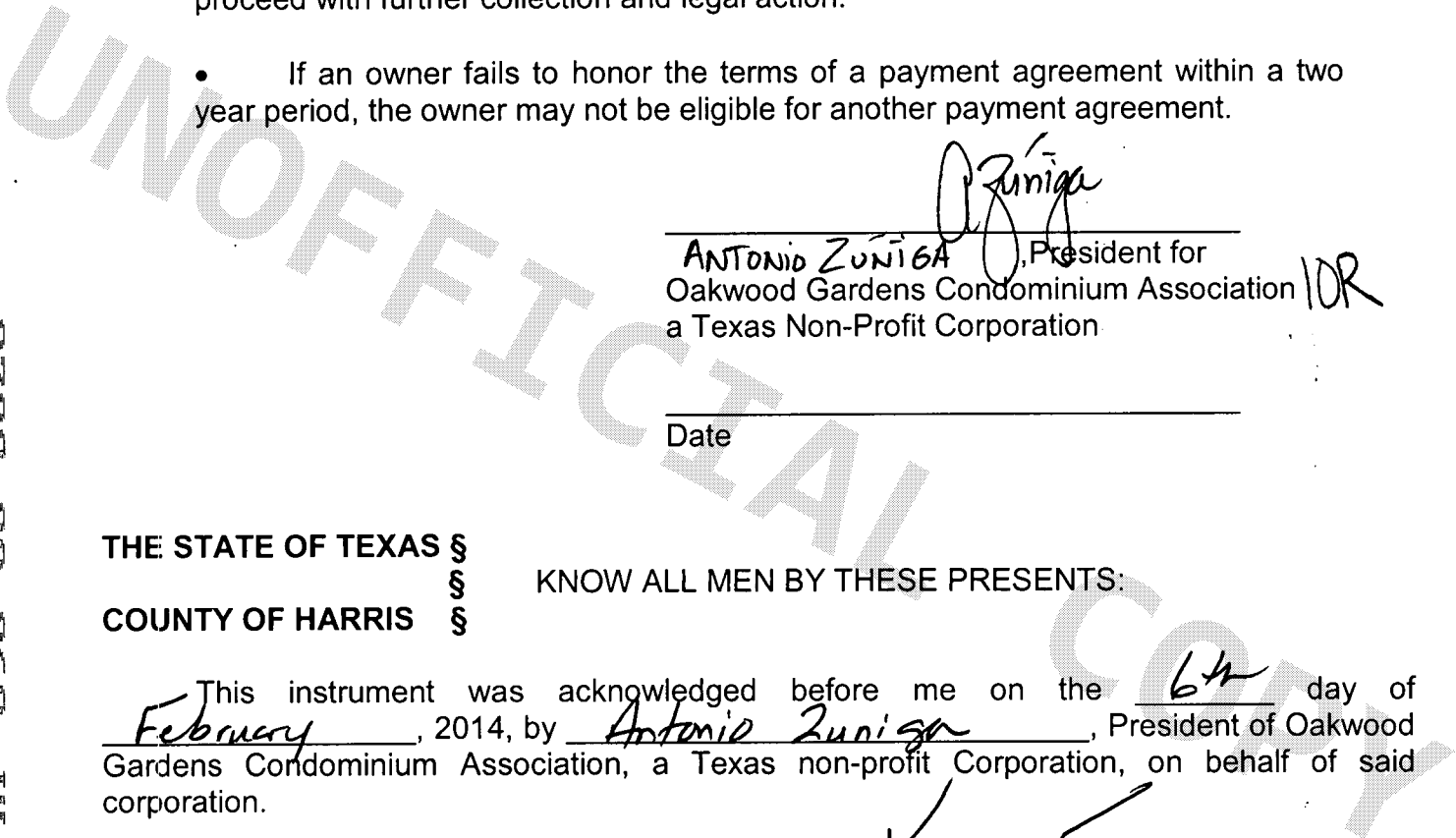
  
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 Notary Public in and for the State of Texas

Record and Return to: Oakwood Gardens Condominium Association  
 c/o Creative Management Company  
 8323 Southwest Freeway, Suite #330  
 Houston, TX 77074



**RECORDER'S MEMORANDUM:**  
 At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

RP 090-66-0820



RP 090-66-0821

UNOFFICIAL

COPY

FILED FOR RECORD  
8:00 AM

FEB 27 2014

*Stan Stewart*  
County Clerk, Harris County, Texas

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 herein by me, and was duly RECORDED, in the Official Public Records of Real Property of Harris County, Texas

FEB 27 2014



*Stan Stewart*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS