

NOTICE

**Continental Land Owners Association, Inc.
ANNUAL MAINTENANCE ASSESSMENT POLICY**

STATE OF TEXAS

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COUNTY OF HARRIS

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KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS, Continental Land Owners Association, Inc. ("Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Deeds for the various sections of Continental Plaza Subdivision (referred to collectively as "Declarations"); and

WHEREAS, the Declarations provides that "a maintenance fee of \$0.02 per square foot per annum shall be charged"; and

WHEREAS, the Association desires to establish a policy to provide adequate annual maintenance assessments to provide for the needs of the various sections of Continental Plaza Subdivision.

NOW, THEREFORE, the Association has duly adopted the following *Policy*.

1. The annual maintenance fee as shown in the Declarations shall be \$0.02 per square foot per year.
2. Regular Annual Maintenance Assessments will be collected yearly in advance, payable on the first day of January of each year. All assessments are due by January 31st of each year. A late charge of \$25.00 is assessed for each year that dues are not received by the Association by January 31st (the "due date") (example the 2015 maintenance assessments will be due by January 31, 2015). Any Assessment not paid by the due date is delinquent. Delinquent Assessments accrue interest at the rate of 5 percent per year. The Board may change the late charge and the interest rate.
3. For the Regular Annual Maintenance Assessments for 2014, the Board will send out a notice that the 2014 assessments are owed. Said notice will be sent by September 15, 2014; however, lack of notice of an invoice does not excuse payment of dues and the accrual of interest, late charges, and legal fees. Any 2014 Assessment not paid by December 1, 2014 is delinquent. Delinquent Assessments will accrue the \$25.00 late charge and accrue interest at the rate of 5 percent per year.
4. The Board intends to send a notice of the dues owed each year prior to December 1st of each year; however, lack of notice of an invoice does not excuse payment of dues and the accrual of interest, late charges, and legal fees.
5. The Owner is liable to the Association for all costs and reasonable attorney's fees incurred by the Association in collecting delinquent Assessments, foreclosing the Association's lien, and enforcing the Governing Documents.

This Policy is effective upon recordation in the Public Records of Harris County, and supersedes any policy which may have previously been in effect. This policy may be amended at any time by a majority vote of the board of directors. Except as affected by this Policy, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.

ER 060 - 69 - 0472

Approved and adopted by the Association on this 29th day of August, 2014.

Continental Land Owners Association, Inc. 1OR

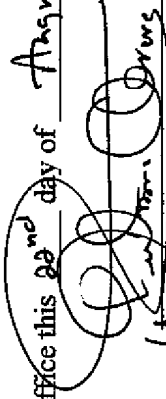
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By: 
Augustine Rodriguez, President

STATE OF TEXAS §
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COUNTY OF HARRIS §

Before me, the undersigned authority, on this day personally appeared Augustine Rodriguez, President of Continental Land Owners Association, Inc., a Texas non-profit corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 29th day of August, 2014.


Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Law Office of Beard & Lane, P.C.
12841 Jones Road, Suite 100
Houston, Texas 77070
Tel: (281) 897 8848



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09/03/2014 10:53:25 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees 20.00

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