

**ADDITIONAL DEDICATORY INSTRUMENT**

**For**

**CLEARWATER POINT PROPERTY OWNERS ASSOCIATION**

THE STATE OF TEXAS           §  
  §  
COUNTY OF HARRIS           §

BEFORE ME, the undersigned authority, on this day personally appeared Christopher J. Archambault who, being by me first duly sworn, states on oath the following:

My name is Christopher J. Archambault I am over twenty-one (21) years of age, of sound mind, capable of making this affidavit, authorized to make this affidavit, and personally acquainted with the facts herein stated:

I am the Attorney/Agent for **CLEARWATER POINT PROPERTY OWNERS ASSOCIATION**. Pursuant with Section 202.006 of the Texas Property Code, the following documents are copies of the original official documents from the Association's files:

- 1. **POLICY REGARDING ALTERNATIVE PAY SCHEDULES**

**OF**

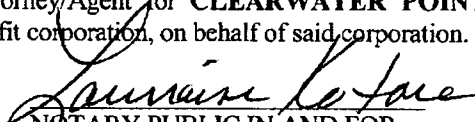
**CLEARWATER POINT PROPERTY OWNERS ASSOCIATION  
A TEXAS NON-PROFIT CORPORATION**

DATED this 2<sup>nd</sup> day of May, 2016.

BY:   
Christopher J. Archambault, Attorney/Agent

THIS INSTRUMENT was **acknowledged** before me on this the 2<sup>nd</sup> day of May, 2016 by the said Christopher J. Archambault, Attorney/Agent for **CLEARWATER POINT PROPERTY OWNERS ASSOCIATION**, a Texas non-profit corporation, on behalf of said corporation.



  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

After Recording Return To:  
Daughtry & Jordan, P.C.-LK  
17044 El Camino Real  
Houston, Texas 77058

RP-2016-184783

**CLEARWATER POINT PROPERTY OWNERS' ASSOCIATION**

**POLICY REGARDING ALTERNATIVE PAYMENT SCHEDULES**

THE STATE OF TEXAS                   §  
  §     KNOW ALL PERSONS BY THESE PRESENTS:  
COUNTY OF MONTGOMERY           §

**WHEREAS**, CLEARWATER POINT PROPERTY OWNERS' ASSOCIATION (the "Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the various sections of the community (collectively referred to as the "Declarations");

**WHEREAS**, Section 209.0062(b) of the Texas Property Code requires property owners associations to adopt reasonable guidelines to establish an alternative payment schedule by which an owner can make partial payments to the association for delinquent, regular or special assessments or any other amount owed to the association without accruing additional penalties;

**WHEREAS**, Section 209.0062(a) requires property owners associations to file the association's guidelines in the real property records of the county where the subdivision is located; and

**WHEREAS**, the Board of Directors of the Association ("Board") desires to establish a policy for Payment Plans consistent with Section 209.0062 and to provide clear and definitive guidance to owners.

**NOW THEREFORE, BE IT RESOLVED THAT:**

The following **POLICY REGARDING ALTERNATIVE PAYMENT SCHEDULES** is hereby adopted:

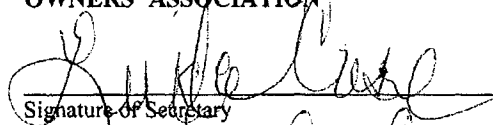
1. Owners may enter into a payment plan or alternative payment schedule, provided they have not defaulted on a previous payment plan in the preceding 24 month period. If a default has occurred in the previous 24-month period, then the Board of Directors shall use its discretion as whether to allow any additional payment plans.
2. All payment plans must be in writing using a form promulgated by the Association or its agent or attorney, and signed by the Owner. No partial payments will be accepted without an approved written payment plan agreement. Notwithstanding, any acceptance by the Association of a partial payment from an Owner without a signed payment plan agreement does not in any way indicate acceptance or approval of a payment plan or alternative payment schedule.
3. Payment plans shall be no shorter than three (3) months, nor longer than thirty (30) months based on the Board's discretion on a case-by-case basis. Payment plans will require either a down payment and monthly installments, or equal monthly installments.

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4. For the duration of a payment plan or alternative payment schedule, and so long as payments are made timely, the Association shall refrain from charging additional late fees or other monetary penalties. However, the Association may charge interest at the rate contained in its governing documents, in addition to costs or fees associated with administration of the payment plan.

Approved and adopted this 23 day of April, 2016, by the Board of Directors of CLEARWATER POINT PROPERTY OWNERS' ASSOCIATION.


**CLEARWATER POINT PROPERTY OWNERS' ASSOCIATION**

  
Signature of Secretary

Print Name: Linda Case

THE STATE OF TEXAS           §  
  §  
COUNTY OF MONTGOMERY   §

THIS INSTRUMENT was acknowledged before me on this the 23 day of April 2016, by Linda Case, Secretary of CLEARWATER POINT PROPERTY OWNERS' ASSOCIATION, a Texas non-profit corporation, on behalf of said corporation.

  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS



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# Pages 4  
05/03/2016 11:31 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
STAN STANART  
COUNTY CLERK  
Fees \$24.00

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

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