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No 2

**PAYMENT PLAN POLICY**  
**PINE TRAILS COMMUNITY IMPROVEMENT ASSOCIATION, INC.**

WHEREAS, the Texas legislature adopted new laws affecting collection policies with respect to maintenance assessments as set forth in Section 209 of the Texas Property Code as well as other provisions of Texas law; and,

WHEREAS, Pine Trails Community Improvement Association, Inc. (the "Association") intends to comply with all such new laws;

THEREFORE, this Payment Plan Policy is established on behalf of the Association.

1) Owners within the community are entitled to only one (1) approved payment plan to pay their annual assessments and other sums due and owing to the Association in conformity with this Payment Plan Policy. A payment plan administrative fee shall be charged as determined by the Board of Directors of the Association.

2) All payment plans must be in writing as specified herein.

3) Upon request, all Owners are automatically approved for a payment plan consisting of equal payments to pay off the entire balance owing with an initial payment of one third (1/3) down and the balance in two (2) sequential equal monthly installments.

4) If an Owner defaults with respect to any payment under the payment plan, the payment plan is immediately and automatically terminated without notice to the Owner. The Association is not required to provide the Owner with another payment plan 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.

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 Declaration of Covenants, Condition and Restrictions or Bylaws of the Association. Furthermore, as permitted by state law, the Association is entitled to charge reasonable costs associated with administering the payment plan.

FILED  
2012 JUN 22 PM 2:56  
Stan Stewart  
COUNTY CLERK  
HARRIS COUNTY TEXAS

2012 JUN 22 PM 2:56

CERTIFICATION

"This Payment Plan Policy was adopted by the Association on the 19<sup>th</sup> day of March, 2012. I, the undersigned, being the President of Pine Trails Community Improvement Association, Inc., hereby certify that the foregoing Policy was adopted by at least a majority of the Association's Board of Directors."

PINE TRAILS COMMUNITY  
IMPROVEMENT ASSOCIATION, INC.

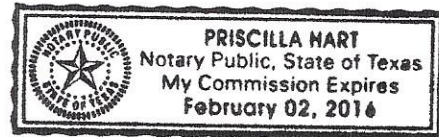
*for  
file*

By: *Helen M. Lewis*  
Helen M. Lewis, President

BEFORE ME, the undersigned authority, on this day personally appeared, Helen M. Lewis, the PRESIDENT of PINE TRAILS COMMUNITY IMPROVEMENT ASSOCIATION, INC., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated, on behalf of PINE TRAILS COMMUNITY IMPROVEMENT ASSOCIATION, INC.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this 19<sup>th</sup> day of March, 2012.

*Priscilla Hart*  
Notary Public- State of Texas



✓  
O'NEAL LAW FIRM  
12337 Jones Road, Suite 300  
Houston, Texas 77070

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

JUN 22 2012



*Stacy Stewart*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

001-22-2012-100