

20181213001516190 12/13/2018 11:20:35 AM MJ 1/3
LEWIS RANCH HOMEOWNERS ASSOCIATION, INC.
COLLECTION POLICY

WHEREAS, the Declaration of Lewis Ranch Homeowners Association was recorded on 03/05/2018 as Document Number 20180305000268190 in the Real Property Records of Collin County, Texas;

WHEREAS, the Board of Directors has established these reasonable guidelines regarding collection of delinquent homeowner payments;

THEREFORE, THE BOARD OF DIRECTORS HEREBY RESOLVES THAT, as of November 29, 2018 the Board of Directors adopts the following Collection Policy ("Policy"):

Collection of Association Dues

Homeowner's dues, one-time or special assessments, late charges, interest and collection costs, including any attorneys' fees are the personal obligation of the owner of the property at the time the dues or other sums are levied.

Regular monthly homeowner's dues are due and payable on the **January 1st**. All other assessments or sums owed are due and payable on the date specified by the Board (or Managing Agent) on the notice of assessment. One-time assessments will be noticed at least **thirty (30) days** prior to the due date.

Below is a table and timeline of Collection Activity and Fees associated with any dues, one-time or special assessments that are not paid in a timely manner.

Late Date	Action to be Taken	Late Charges/Interest/Collection Fees
Ten (10) Days Past Due Date	Initial Collection Notice to be mailed via regular US mail	<ul style="list-style-type: none"> • Late Fee of \$30.00 will be applied to the homeowner's account • Subsequent Collection Fees may be placed by Managing Agent consistent with Texas Legislation and Management Contract
Thirty (30) Days Past Due Date	Second Collection Notice to be mailed via regular US mail	<ul style="list-style-type: none"> • Late Fee of \$30.00 will be applied to the homeowner's account • Subsequent Collection Fees may be placed by Managing Agent consistent with Texas Legislation and Management Contract
Sixty (60) Days Past Due Date	Third Collection Notice to be mailed via regular US mail	<ul style="list-style-type: none"> • Late Fee of \$30.00 will be applied to the homeowner's account • Subsequent Collection Fees may be placed by Managing Agent consistent with Texas Legislation and Management Contract

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Ninety (90) Days Past Due Date	Final Collection Notice to be mailed via regular US mail and certified return receipt	<ul style="list-style-type: none"> • Late Fee of \$30.00 will be applied to the homeowner's account • Subsequent Collection Fees may be placed by Managing Agent consistent with Texas Legislation and Management Contract
120 Days Past Due Date	Referral to Attorney Notice to be mailed via regular US mail and certified return receipt	<ul style="list-style-type: none"> • Late Fee of \$30.00 will be applied to the homeowner's account • Subsequent Collection Fees may be placed by Managing Agent consistent with Texas Legislation and Management Contract
150 Days Past Due Date	Account will be turned over to the Association's Collection attorney and Collection Activity will continue pursuant to requirements outlined in Texas Legislature and the Fair Debt Collection Act.	<ul style="list-style-type: none"> • Late Fee of \$30.00 will be applied to the homeowner's account every thirty (30) days that payment is not received • Subsequent Collection Fees may be placed by Managing Agent consistent with Texas Legislation and Management Contract • Subsequent Attorney Fees may be placed by the Association's attorney consistent with Texas Legislation and Attorney Agreement

[Signatory Page to Follow]

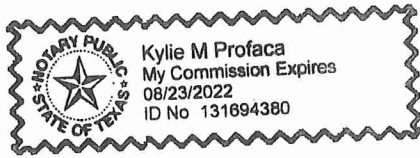
LEWIS RANCH HOMEOWNERS ASSOCIATION, INC.
COLLECTION POLICY

The State of TEXAS §
The County of COLLIN §

Executed by Tim Stewart, [Signature], President,
Print Signature

Lewis Ranch Homeowners Association.

Sworn to me this 11 day of December, 2018 by Tim Stewart, President,
Lewis Ranch Homeowners Association.



[Signature]
Notary Public

My Commission Expires

After filing please return to: VISION COMMUNITIES MANAGEMENT, Inc., 5757 Alpha Rd,
Suite 680, Dallas, Texas, 75240

LEWIS RANCH HOMEOWNERS ASSOCIATION, INC.
COLLECTION POLICY

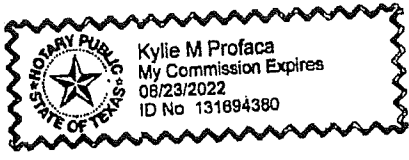
The State of TEXAS
The County of COLLIN

§
§

Executed by Tim Stewart, [Signature], President,
Print Signature

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Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
12/13/2018 11:20:35 AM
\$34.00 DFOSTER
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[Signature]