

Johnson County  
Becky Ivey  
County Clerk  
Cleburne 76033



70 2015 00027465

Instrument Number: 2015-27465

As  
Declaration

Recorded On: December 09, 2015

Parties:  
To

Unofficial Copy

Billable Pages: 2

Number of Pages: 3

Comment:

( Parties listed above are for Clerks reference only )

**\*\* Examined and Charged as Follows: \*\***

Declaration	30.00
<b>Total Recording:</b>	<b>30.00</b>

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\*\*\*\*\* DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

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.

**File Information:**

Document Number: 2015-27465  
Receipt Number: 48818  
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User / Station: A Finney CCL82

**Record and Return To:**

MCDONALD SANDERS \*ENV  
777 MAIN ST SUITE 1300  
FORT WORTH TX 76102



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Volume and Page of the named records in Johnson County, Texas.

Any provision herein which restricts the sale, rental or use of the described Real Estate because of color race is invalid and unenforceable under Federal law.

*Becky Ivey*  
BECKY IVEY, COUNTY CLERK  
JOHNSON COUNTY, TEXAS

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**PRAIRIE TIMBER ESTATES HOMEOWNERS ASSOCIATION, INC.**

**ALTERNATIVE PAYMENT SCHEDULE GUIDELINES**

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**WHEREAS**, Prairie Timber Estates Homeowners Association, Inc. (the "Association") is charged with administering and enforcing the Declaration of Covenants, Conditions and Restrictions, recorded at Book 4387, Page 0621, Instrument Number 024616 in the real property records of Johnson County, Texas, as amended by the Amended and Restated Declaration of Covenants, Conditions and Restrictions, recorded as Instrument Number 2014-11100 in the real property records of Johnson County, Texas, together with any other filing or amendments of record (collectively, the "Declaration"), for the Prairie Timber Estates subdivision;

**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 may make partial payments to the association for delinquent regular or special assessments or any other amount owed to the association without accruing additional monetary penalties;

**WHEREAS**, Section 209.0062(a) of the Texas Property Code 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 guidelines for alternative payment schedules consistent with Section 209.0062 of the Texas Property Code.

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

The following ALTERNATIVE PAYMENT SCHEDULE GUIDELINES are hereby adopted:

1. Owners may enter into a payment plan 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, the Board shall use its discretion on whether to allow any additional payment plans.
2. All payment plans must be in writing using a form promulgated by the Association and signed by the Owner. No partial payments will be accepted without an approved written payment plan agreement; however, in the event that the Association accepts a partial payment from an Owner without a signed payment plan agreement, such acceptance does not in any way indicate waiver of the requirement for a formal payment plan.
3. Payment plans shall not be shorter than three (3) months, nor longer than eighteen (18) months. Payment plans will require a down payment and monthly installments.

4. For the duration of a payment plan, and so long as payments are made timely, the Association shall refrain from charging additional late fees or other monetary penalties. The Association may, however, charge interest at the rate contained in the Declaration, in addition to costs or fees associated with administering the payment plan.

Approved and adopted this 3<sup>rd</sup> day of December, 2015, by the Board of Directors of Prairie Timber Estates Homeowners Association, Inc.

PRAIRIE TIMBER ESTATES HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation

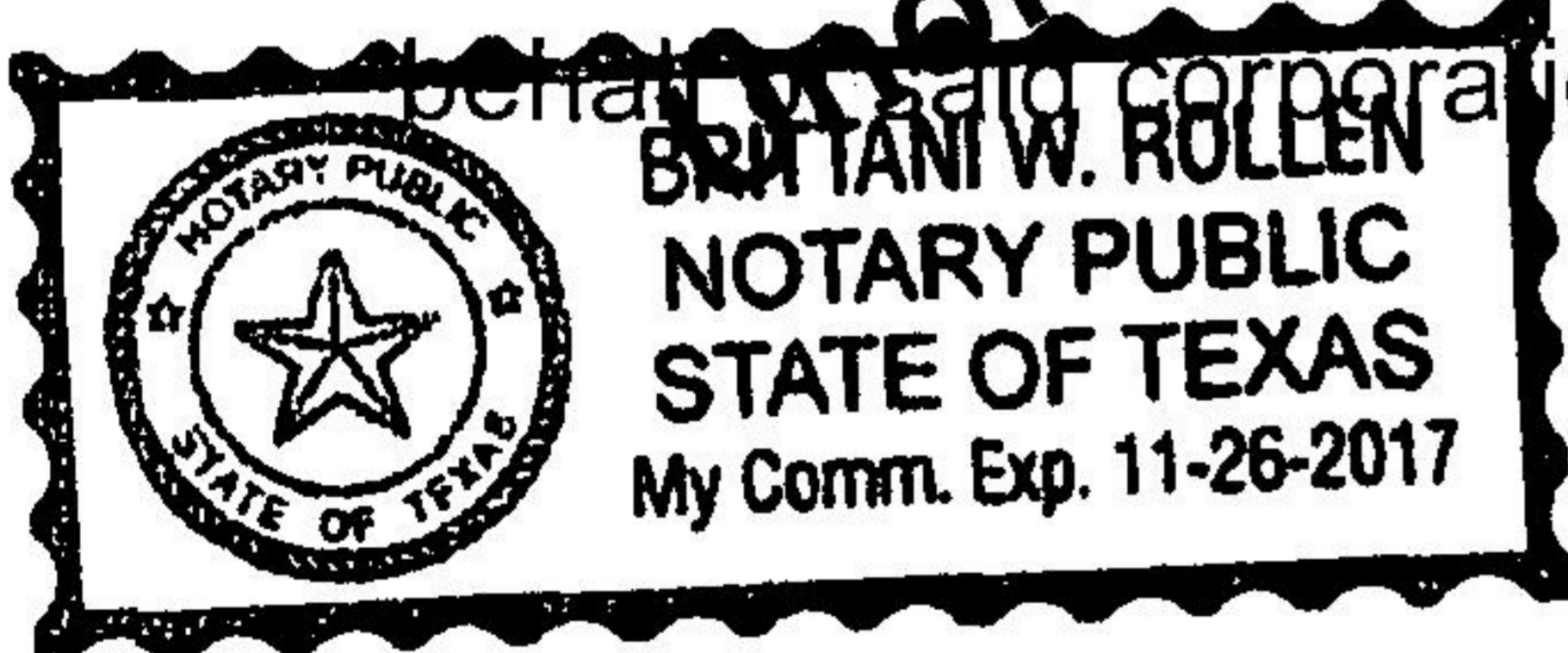
By: *David Shipman Jr.*  
President

Printed Name: David Shipman Jr.

STATE OF TEXAS §  
COUNTY OF Johnson §

KNOW ALL PERSONS BY THESE PRESENTS:

THIS INSTRUMENT was acknowledged before me on this the 3<sup>rd</sup> day of December 2015, by David Shipman, Jr., President of Prairie Timber Estates Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said corporation.



*Brittani W. Rollen*  
NOTARY PUBLIC, STATE OF TEXAS

After recording return to:

Brittani W. Rollen  
McDonald Sanders, P.C.  
777 Main Street, Suite 1300  
Fort Worth, TX 76102

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