

DOC #2020084538

CORPORATE CERTIFICATE

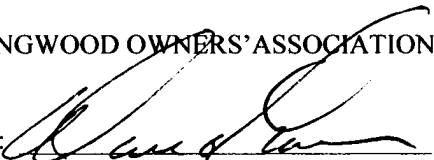
LONGWOOD OWNERS' ASSOCIATION, INC.

The undersigned certifies that he/she is the President of Longwood Owners' Association, Inc. (the "Association"). The Association is the property owners' association for Longwood Subdivision, a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in the Map Records of Montgomery County, Texas (the "Subdivision").

The Association is a Texas non-profit corporation, and a true and correct copy of the **Third Amendment to the Payment Plan Policy Longwood Subdivision** Revised August 2020, is attached to this certificate.

Signed this seventh (7th) day of August, 2020.

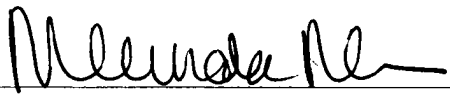
LONGWOOD OWNERS' ASSOCIATION, INC.

BY: 
DAVID C. FRAME, President

STATE OF TEXAS §

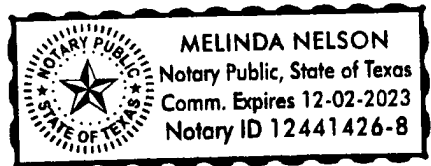
COUNTY OF MONTGOMERY §

SWORN TO AND SUBSCRIBED BEFORE ME on the _seventh (7th) day of August 2020, by David C. Frame, President of Longwood Owners' Association, Inc., a Texas non-profit corporation, on behalf of said corporation.


NOTARY PUBLIC, State of Texas

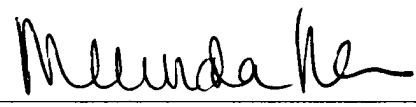
STATE OF TEXAS §

COUNTY OF MONTGOMERY §



This instrument was acknowledged before me on the ____ day of August 2020, by DAVID C. FRAME, President of LONGWOOD OWNERS' ASSOCIATION, INC., and KATHI A. BUZON, Secretary of LONGWOOD OWNERS ASSOCIATION, INC. a Texas non-profit corporation, on behalf of said corporation.

Return to:
Longwood Owners Association
901 Longmire Rd. #57
Conroe TX 77304


NOTARY PUBLIC, State of Texas



THIRD AMENDED PAYMENT PLAN POLICY

LONGWOOD OWNERS' ASSOCIATION, INC.

WHEREAS, the property affected by this Payment Plan Policy is subject to certain dedications, covenants and restrictions (the "Declaration") set out instruments recorded in the Official Public Records of Real Property at Montgomery County, Texas as follows:

- Clerk's File No. 2020081575 filed on August 3, 2020.

WHEREAS, pursuant to the authority vested in Longwood Owners' Association, Inc. (the "Association") in the Declaration and as required by the Texas Property Code, the Board of Directors of the Association (the "Board") hereby promulgates the following Payment Plan Policy.

NOW, THEREFORE, BE IT RESOLVED that the following conditions and requirements are hereby established for the Association Payment Plan:

1. Subject to Section 12 below, owners are entitled to make partial payments for delinquent amounts owed to the Association under a Payment Plan in compliance with this Policy.
2. Late fees, penalties, and delinquent collection related fees will not be added to the owner's account while the Payment Plan is active. The Association may impose a fee for administering a Payment Plan. Such fee, if any, will be listed on the Payment Plan form and may change from time-to-time. Interest will continue to accrue during a Payment Plan as allowed under the Declarations. The Association can provide an estimate of the amount of interest that will accrue under any proposed plan.
3. All Payment Plans must be in writing on the form provided by the Association and signed by the owner.
4. The Payment Plan becomes effective and is designated as "active" upon:
 - a. Receipt of a fully completed and signed Payment Plan form; and
 - b. Receipt of the first payment under the plan; and
 - c. Acceptance by the Association as compliant with this Policy.
5. A Payment Plan may be as short as three (3) months and as long as eighteen (18) months based on the guidelines below. The durations listed below are provided as guidelines to assist owners in submitting a Payment Plan.
 - a. Total balance up to two (2) times assessed Fee up to six (6) months
 - b. Total balance up to three (3) times assessed Feeup to twelve (12) months
 - c. Total balance greater than three (3) times assessed Feeup to eighteen (18) months
6. On a case-by-case basis and upon request of the owner, the Board may approve more than one Payment Plan to be executed in sequence to assist the owner in paying the amount owned. The individual Payment Plans may not exceed eighteen (18) months.

7. A Payment Plan must include sequential monthly payments. The total of all proposed payments must equal the current balance plus Payment Plan administrative fees, if any, plus the estimated accrued interest.
8. If an owner requests a Payment Plan that will extend into the next assessment cycle, the owner will be required to pay future assessments by the due date in addition to the payments specified in the Payment Plan.
9. If an owner defaults on the terms of the Payment Plan, the Payment Plan will be voided. The Association will provide written notice to the owner that the Payment Plan has been voided. It is considered a default of the Payment Plan, if the owner:
 - a. Fails to return a signed Payment Plan form with the initial payment; or
 - b. Misses a payment due in a calendar month; or
 - c. Makes a payment for less than the agreed upon amount; or
 - d. Fails to pay a future assessment by the due date in the Payment Plan which spans additional assessment cycles.

In the absolute discretion of the Association, the Association may waive default under item b, c, or d above, if the owner makes the missed or short payment on the immediate next calendar month payment. The Association may, but has no obligation to, provide a courtesy notice to the owner of the missed or short payment.

10. Payment Plan once during the original duration of the Payment Plan if all missed payments are made at the time the owner submits a written request for reinstatement.
11. If a Payment Plan is voided, the full amount due by the owner shall immediately become due. The Association will resume the process for collecting amounts owed using all remedies available under the Declarations and the law.
12. The Association has no obligation to accept a Payment Plan from any owner who has defaulted on the terms of a Payment Plan within the last two (2) years.

This is to certify that the foregoing Payment Plan Policy was adopted by the Board of Directors, and is effective as of August 23, 2020, and remains until such date as it may be modified, rescinded or revoked.

The Board of Directors hereby approves and authorizes the above Policy.

Signed this seventh (7th) day of August 2020.

LONGWOOD OWNERS' ASSOCIATION, INC.

BY: 

David C. Frame, President

BY: 

Kathi A. Buzan, Secretary

FILED FOR RECORD
08/07/2020 12:54PM




COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was filed in the file number
sequence on the date and time stamped herein
by me and was duly RECORDED in the Official Public
Records of Montgomery County, Texas.

08/07/2020



County Clerk
Montgomery County, Texas