



LHM

NOTICE OF DEDICATORY INSTRUMENTS

Declaration of Covenants, Conditions and Restrictions: Recorded as Document 2005125022, Official Public Records, Travis County, Texas, and as thereafter amended.

Association: 8888 Tallwood Condominium Homeowners' Association, Inc.

Condominium Name: Tallwood Condominiums

Pursuant to Texas Property Code §202.006, the Association gives notice that all units subject to the Declaration referenced above are also subject to the following dedicatory instrument:

1. Collections Policy, attached as **Exhibit A**.

Each dedicatory instrument is complete, correct, and current as of the date of this Notice, but may be amended from time to time.

A current copy of each dedicatory instrument can be obtained from the Association's managing agent, RealManage, or the successor managing agent, as shown in the most recent management certificate recorded in the County property records.

EXECUTED this 30th day of September, 2014.

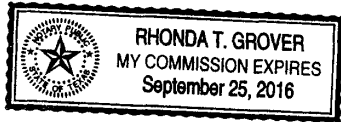
8888 TALLWOOD CONDOMINIUM
HOMEOWNERS' ASSOCIATION, INC.

By: Patrice Arnold
Patrice Arnold, attorney in fact

STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on the 30th day of September, 2014, by Patrice Arnold, attorney in fact for 8888 Tallwood Condominium Homeowners' Association, Inc., on behalf of said corporation.



Rhonda T. Grover

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

AFTER RECORDING RETURN TO:
Arnold & Associates, PC
406 Sterzing St.
Austin, Texas 78704

Exhibit A

COLLECTIONS POLICY

8888 Tallwood Condominium Homeowners' Association, Inc.

November 1, 2014

The Association's Board of Directors adopts this collections policy.

1. **Due Date:** Assessments are due in advance on the 1st day of each month. Non-receipt of a statement or invoice is not a defense to payment of assessments or other charges. An owner who does not receive a statement/invoice is responsible for contacting the Association to advise of non-receipt and confirm that the Association has the owner's current contact information.
2. **Late Fee:** If payment is not received by the 10th day of the month, the assessment shall be deemed delinquent, and will incur a late fee. **The late fee is \$50 per month, and will continue to be imposed monthly as long as the account reflects an outstanding balance due** (including when a payment is dishonored or reversed). The fee is to defray the additional administrative time involved in collection of delinquent accounts.
3. **Authorization to Proceed:** The collection process has multiple steps: (a) notice of delinquency and offer of payment plan; (b) demand letter by attorney or collection agent; (c) notice of lien claim recorded in property records (optional); (d) collection lawsuit (optional); (e) non-judicial foreclosure. The Board authorizes the managing agent to initiate all steps without prior consultation with the Board, except for filing a lawsuit and authorizing foreclosure. Litigation and foreclosure must be authorized by the Board.
4. **Referral to Collection Agent:** **When an account is delinquent, it may be referred to an attorney or agency for collection.** The timing of the referral shall be at the discretion of the Association acting through either the Board of Directors or the managing agent.
5. **Collection costs:** The Association will initially pay for all collection costs and attorneys fees, but will bill the same to a delinquent owner's account. **The owner must promptly reimburse to the Association all legally allowable collection costs and attorney's fees.**
6. **NSF Fees:** **A \$30 charge will be levied for each returned check or dishonored payment.** In the event an owner delivers two or more checks within a 6 month period that are dishonored, the Association reserves the right to require that future payments be made by money order, cashier's check, or other certified funds.
7. **Application of Payments:** Partial payments will be credited as follows:
 - a. maintenance/repair costs chargeable to the Unit or the owner
 - b. collection costs, including attorney's fees and manager's charges
 - c. late fees
 - d. delinquent assessments
 - e. current assessments

8. Partial or Conditional Payments: The Association will return to the owner all partial payments that are (a) delivered with a notation "payment in full" or comparable stipulation or (b) backdated to make it appear that a late payment was tendered on time.
9. Exceptions: The Association may make exceptions to this Collections Policy for good cause or in the interest of fairness or economy. Each exception is made on its own merits, and the Board is not required to make the same exception for every owner.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Oct 01, 2014 11:29 AM 2014147691

MORALES: \$38.00

Dana DeBeauvoir, County Clerk

Travis County TEXAS