

Property Owners Associations of Tierra Santa, Inc.

Texas Property Code Section 209.0062

Guidelines for Alternative Payment Schedule For Delinquent Assessments

WHEREAS, **Property Owners Association of Tierra Santa, Inc.** [“the Association”] is a Texas Property Owners Association composed of more than 14 Lots; and

WHEREAS, Section 209.0062 of the Texas Property Code requires the Association to establish an alternative payment schedule by which a property owner may make partial payments to the Association for delinquent assessments and other amounts owed to the Association without accruing additional monetary penalties; and

WHEREAS, the Board of Directors of the Association have adopted the Guidelines for such a schedule for delinquent owners in the Association as contained herein.

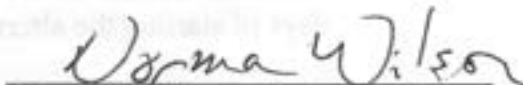
NOW, THEREFORE, be it known that the Property Owners Association of Tierra Santa, Inc. [the “Association”] hereby adopts the following Plan and Guidelines for Partial Payments, over time, of delinquent assessments and other delinquent amounts owed by any Owner to the Association:

1. Any Property Owner who is delinquent in the payment of regular or special assessments, or other amounts owed to the Association by an Owner, shall be allowed, upon written request delivered by mail, fax or hand delivery to the Association at its business address, to make payment of the delinquent amount as follows:
 - a. As of the date the assessment or other amount is owed, the principal amount may be paid in three equal payments (with any “odd” amount left over from a division of the amount owed by three to be paid in the last payment), plus a small administration fee with each alternative payment. The total amount of the delinquent payments must be made within 180 days of starting the alternative payment plan.
 - b. If there is no request for activation of the alternative payment plan by the 30th day after the original due date, the delinquent owner shall be deemed to have declined to pay under the alternative plan, and penalties and interest shall accrue on the amounts owed from the original due date. If the delinquent owner requests activation of the alternative payment plan, the alternative plan described herein shall activate without further action by the Association.

- c. If the alternative plan option is activated by the delinquent Owner, the payments under the alternative plan so elected shall be made, without further notice to the delinquent owner by the Association, as follows: (i) 1/3 of the principal amount owed plus a \$20 administrative fee by the 60th day after the due date, (ii) 1/3 of the principal amount owed plus a \$20 administrative fee by the 120th day after the due date, and (iii) the final 1/3 of the principal amount owed plus a \$20 administrative fee by the 180th day after the due date. Alternative payments may be paid early if desired with no penalty. If there is a default in any such payment, the delinquent owner shall be in breach of the alternative payment plan, and penalties and interest shall accrue on the amounts still unpaid from the original due date without further notice.
 - d. During the 180 day alternative payment period (if elected and if complied with fully), the delinquent owner shall not be liable to the Association for penalties for late payment or for interest.
2. These Guidelines and the Alternative Payment Plan provided for herein shall not be available to any owner who has activated the provisions of any alternative payment plan with the Association previously, and who, within the previous two years failed to honor the terms of a previous activation of an alternative Plan with the Association following the owner's default under the previously activated alternative payment plan
 3. These Guidelines shall be filed by the Secretary of the Association with the Official Records of the Hidalgo County (Texas) Clerk.

Certified as APPROVED and ADOPTED by Unanimous Written Consent of the Board of Directors on May ____, 2015.


Rusty Dargel, President


Norma C. Wilson, Secretary/Treasurer