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**Gentle Creek Estates Residential Association, Inc.  
3102 Oak Lawn, Suite 202  
Dallas, TX 75219**

**Dedicatory Instruments**

**Alternative Payment Schedule Guidelines for Certain Assessments**

**WHEREAS**, Lots in Gentle Creek Estates are subject to the Declaration of Covenants, Conditions & Restrictions for Gentle Creek Estates Residential Association Inc., recorded with File No. 98-0013081 and for Phase II as Document Number 2001-0124076 in the Real Property Records, Collin County, Texas. **The Association wishes 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; and**

**WHEREAS**, the Board wishes to update and adopt these reasonable guidelines to be in compliance with Section 209.0062 of the Texas Property Code; and

**WHEREAS**, the Board intends to file these guidelines in the real property records of each county in which the subdivision is located, in compliance with Section 209.0062 of the Texas Property Code; and

**NOW, THEREFORE, IT IS RESOLVED** that the attached guidelines have been established by the Board and are to be recorded with the Real Property Records.

Gentle Creek Estates Homeowners Association, Inc.  
3102 Oak Lawn, Suite 202  
Dallas, TX 75219

**Alternative Payment Schedule Guidelines for Certain Assessments**

**WHEREAS**, the Board of Directors (the "Board") of Gentle Creek Estates Homeowners Association, Inc. (the "Association") wishes 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; and

**WHEREAS**, the Board wishes to adopt these reasonable guidelines in compliance with Section 209.0062 of the Texas Property Code; and

**WHEREAS**, the Board intends to file these guidelines in the real property records of each county in which the subdivision is located, in compliance with Section 209.0062 of the Texas Property Code; and

**NOW, THEREFORE, IT IS RESOLVED** that the following guidelines are established by the Board:

1. Upon the request of a delinquent owner, the Association shall enter into an alternative payment schedule with such owner, subject to the following guidelines:
  - a. An Alternative Payment Schedule is only available to owners who have delinquent regular assessments, special assessments or any other amount owed to the association.
  - b. An Alternative Payment Schedule will not be made available, except in the sole discretion of the Board, to owners who have failed to honor the terms of a previous Alternative Payment Schedule during the two years following the owner's default of such Alternative Payment Schedule.
  - c. During the course of an Alternative Payment Schedule, additional monetary penalties, other than reasonable costs associated with administering the Alternative Payment Schedule and interest, shall not be charged against an owner.
  - d. The minimum term for an Alternative Payment Schedule is three months from the date of the owner's request for an Alternative Payment Schedule. The maximum term for an Alternative Payment Schedule is eighteen months from the date of the owner's request for an Alternative Payment Schedule.
  - e. All other terms of an Alternative Payment Schedule are at the discretion of the Board of Directors.

Alternate Payments Schedule Policy

This is to certify that the foregoing Alternative Payment Schedule Guidelines for Certain Assessments was adopted by the Board of Directors, in accordance with Section 209.0062 of the Texas Property Code.

Molly Ann Huie  
Name: Molly Ann Huie  
Title: President  
Date: 21 September, 2011

STATE OF TEXAS

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§  
§

COUNTY OF Dallas

This instrument was acknowledged before me on the 21<sup>st</sup> day of Sept., 2011, by Molly Ann Huie, President of Gentle Creek Estates Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said corporation.



Leanna Pitts  
Notary Public, State of Texas

*AFTER RECORDING RETURN TO:*

*Premier Communities  
3102 Oak Lawn Avenue, Suite 202  
Dallas, Texas 75219*

Alternate Payments Schedule Policy

**Gentle Creek Estates Residential Association, Inc.  
3102 Oak Lawn, Suite 202  
Dallas, TX 75219**

**Policy for Priority of Payments**

**WHEREAS**, Lots in Gentle Creek Estates are subject to the Declaration of Covenants, Conditions & Restrictions for Gentle Creek Estates Residential Association Inc., recorded with File No. 98-0013081 and for Phase II as Document Number 2001-0124076 in the Real Property Records, Collin County, Texas. **The Association wishes to adopt reasonable guidelines for priority of payments for the Association for delinquent regular or special assessments or any other amount owed to the Association; and**

**WHEREAS**, the Board wishes to update and adopt these reasonable guidelines to be in compliance with Section 209.0062 of the Texas Property Code; and

**WHEREAS**, the Board intends to file these guidelines in the real property records of each county in which the subdivision is located, in compliance with Section 209.0062 of the Texas Property Code; and

**NOW, THEREFORE, IT IS RESOLVED** that the attached priority of payment policy has been established by the Board and is to be recorded with the Real Property Records.

Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
12/14/2011 11:13:06 AM  
\$28.00 CJAMAL  
20111214001347680



A handwritten signature in cursive script, appearing to read "Stacey Kemp".