

**** Electronically Filed Document ****

Denton County
Juli Luke
County Clerk

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Parties:
Direct- KINGS RIDGE
Indirect-

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***** 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.



THE STATE OF TEXAS)
COUNTY OF DENTON)

I hereby certify that this instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke

County Clerk
Denton County, Texas

**RESOLUTION OF THE BOARD OF DIRECTORS OF
KINGS RIDGE HOMEOWNERS ASSOCIATION, INC.**

WHEREAS, Kings Ridge Homeowners Association, Inc., a Texas nonprofit corporation (the “**Association**”), is governed by those certain Declaration of Covenants, Conditions & Restrictions for Kings Ridge, recorded on or about March 30, 2000 in Volume 4559, Page 2214 of the Official Public Records of Real Property of Denton County, Texas, as amended by: (1) that certain document recorded on or about May 3, 2000 in Volume 4581, Page 2520 of the Official Public Records of Real Property of Denton County, Texas, (2) that certain document recorded on or about June 27, 2003 in Volume 5363, Page 6231 of the Official Public Records of Real Property of Denton County, Texas, (3) that certain document recorded on or about July 12, 2004 as Instrument No. 2004-91446 of the Official Public Records of Real Property of Denton County, Texas, and (4) that certain document recorded on or about April 1, 2014 as Instrument No. 2014-28200 of the Official Public Records of Real Property of Denton County, Texas (collectively, the “**Declaration**”);

WHEREAS, Article V the Declaration outlines the power and duty of the Association to implement and collect assessments; and

WHEREAS, to clarify the process of collection of assessments, the Association recorded that certain Collection Policy on December 15, 2011 as Document No. 2011-119608 of the Official Public Records of Real Property of Denton County, Texas (the “**Prior Policy**”);

WHEREAS, the Association wishes to amend and restate the Prior Policy.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS of the Association that the Prior Policy is hereby amended and restated by the Collection Policy attached hereto and incorporated herein for all purposes as Exhibit A which now governs the Association.

[SIGNATURE PAGE(S) TO FOLLOW]

EXECUTED this 12 day of January 2016.

ASSOCIATION:

KINGS RIDGE HOMEOWNERS ASSOCIATION, INC.,
a Texas nonprofit corporation

By: Paul Nolte
Name: Paul Nolte
Title: President

STATE OF TEXAS §
 §
COUNTY OF Denton §

This instrument was acknowledged before me on the 12 day of January, 2016 by Nolte, Paul of Kings Ridge Homeowners Association, Inc., a Texas nonprofit corporation, known to me to be the person whose name is subscribed to the within instrument, and acknowledged that she or he executed the same for the purposes and consideration set forth therein.

Katherine Paul
Notary Public, State of Texas

ACKNOWLEDGED:

Paul A. Nolte PAUL A. NOLTE
PRESIDENT KRIBA, Secretary



STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 12 day of January, 2016 by Paul Nolte, ^{President} Secretary of Kings Ridge Homeowners Association, Inc., a Texas nonprofit corporation, known to me to be the person whose name is subscribed to the within instrument, and acknowledged that she or he executed the same for the purposes and consideration set forth therein.

Katherine Paul
Notary Public, State of Texas

EXHIBIT A**COLLECTIONS POLICY**

The collection process of Kings Ridge Homeowners Association, Inc., a Texas nonprofit corporation (the “**Association**”), includes the following steps:

Notice	Description
1 st - Friendly Notice	<ul style="list-style-type: none"> • Generally may be issued by the billing department after the Association’s late date as a statement showing the total amount due. Interest shall begin accruing if the assessment is not received by the 10th day after it is due. • Late fees and a collection fee may apply. • Issued to owners <u>with a balance of \$10 or more.</u>
2 nd - Formal Notice	<ul style="list-style-type: none"> • Generally may be issued as a late letter (typically 30 days after the Friendly Notice). • Collection fee may apply. • May include any required legal notices and allow the account holder 30 days to address the delinquent account. • Issued to owners <u>with a balance of \$50 or more.</u> • A second late statement may be sent to owners in lieu of or in addition to the second notice, but the processing fees and collateral costs (print, envelopes, postage, etc.) still apply to each review and mailing.
3 rd - Demand Letter	<ul style="list-style-type: none"> • This is a second 30-day collection notice (similar to the 2nd Formal Notice); sent via certified mail. A copy of the Association ledger may be attached to these notices and these notices may describe the options the owner has to avoid having the account turned over to an attorney’s office, including information regarding availability of a payment plan through the Association. • Collection fee may apply. • If assessments are still outstanding, the account may be referred directly to an attorney’s office to proceed with collection efforts unless the Manager or Board of Directors stipulates otherwise.
Lien, Lawsuit & Foreclosure	<ul style="list-style-type: none"> • An attorney may be engaged, a notice of lien and/or lawsuit may be filed in accordance with Texas law. • Association may authorize foreclosure of its lien if approved by the Board of Directors in writing. • Collection and legal fees may apply.