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RESOLUTION OF THE BOARD OF DIRECTORS  
of  
ONION CREEK HOMEOWNERS ASSOCIATION, INC.  
regarding  
ADOPTION OF ALTERNATIVE PAYMENT SCHEDULE POLICY

WHEREAS, Section 1 of Article IV of the Bylaws of Onion Creek Homeowners Association, Inc. (the "Association") grants the Board of Directors the authority to create and adopt rules and regulations regarding certain actions and activities of the Association and its members;

WHEREAS, pursuant to Section 202.0062 of the Texas Property Code, the Board of Directors of the Association desires to set forth guidelines regarding an alternative payment schedule for certain assessments;

NOW THEREFORE, BE IT RESOLVED, that the Association's guidelines regarding an alternative payment schedule for Association members who are delinquent in the payment of regular or special assessments or any other amount owed to the Association, shall be as follows:

(1) No member shall be entitled to enter into an alternative payment schedule if such member failed to honor the terms of any previous payment schedule with the Association during the two-year period following the member's default under the previous payment schedule.

(2) Alternative payment schedules shall be for a period not to exceed 12 months, shall include all amounts owed by the member, shall include all amounts that will come due during the term of the payment schedule, shall include interest that accrues, shall include all amounts for the cost of the administration of the payment schedule, and each payment thereunder shall be equal.

(3) A member shall make a written request to the Association within 20 days of receipt of a delinquency notice from the Association that the member desires to enter into an alternative payment schedule. The Association will prepare and deliver the payment schedule to the member, who will then have 20 days to execute and make the first scheduled payment due under the payment plan.

(4) If the member does not execute and deliver the alternative payment schedule to the Association within such 20 day period, it shall be presumed that the member does not elect to enter into the payment schedule and no further alternative payment schedules shall be offered. Any collection effort which may have commenced by the Association shall continue to be pursued in the event the member does not elect to enter into a payment schedule referenced in this section.

(5) Any member's payment under the plan returned for insufficient funds shall be a breach of the alternative payment schedule agreement, at which point any and all collection remedies available to the Association may be pursued.


To the extent these restrictions and guidelines contradict any previous rules, guidelines, restrictions or covenants, these restrictions and guidelines shall control. These restrictions and guidelines are supplementary and are in addition to any and all other covenants, conditions, restrictions, rules and guidelines in effect for the Association.

This resolution was passed by the Board of Directors of Onion Creek Homeowners Association, Inc. on the 15th day of December, 2011.

By:

  
Carl Meyer, President

By:

  
John Root, Secretary

STATE OF TEXAS     )  
                                  )  
COUNTY OF TRAVIS   )

This instrument was acknowledged before me on this the 23 day of December, 2011 by Carl Meyer, President of Onion Creek Homeowner's Association, Inc., on behalf of the corporation, for the purposes therein expressed.

Rosemarie Trevino  
Notary Public, State of Texas

STATE OF TEXAS     )  
                                  )  
COUNTY OF TRAVIS   )



This instrument was acknowledged before me on this the 23 day of December, 2011 by John Root, Secretary of Onion Creek Homeowner's Association, Inc., on behalf of the corporation, for the purposes therein expressed.

Rosemarie Trevino  
Notary Public, State of Texas

After recording, return to:

John Daves & Associates, PLLC  
3624 North Hills Drive, Suite, B-100  
Austin, TX 78731

