



**RESOLUTION OF THE BOARD OF DIRECTORS
OF
ONION CREEK HOMEOWNERS ASSOCIATION, INC.
REGARDING LEVYING LATE FEES AND FINES ON DELINQUENT HOMEOWNER
ASSESSMENT ACCOUNTS**

STATE OF TEXAS }

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS }

WHEREAS, through Articles of Incorporation, Bylaws, The Texas Property Code, and the Texas Business Organization Code, and the Onion Creek Homeowner's Association, Inc. hereinafter referred to as "OCHOA," is authorized to exercise all powers reasonable and necessary to its governance and operation; and

WHEREAS, Article IV, Section 1, of the OCHOA's Bylaws grants the Board of Directors the authority to create and adopt resolutions, rules, regulations, and policies regarding certain actions and activities of the OCHOA and its members; and

WHEREAS, the substantial number of outstanding assessed dues has necessitated the OCHOA Board of Directors to enact a fining policy on delinquent assessments to facilitate the prompt collection of said. The terms Assessment and Dues shall be interchangeable.

Whereas, the OCHOA's Board of Directors has determined that the following actions are necessary and proper and will serve the best interests of the OCHOA's community as a whole.

NOW, THEREFORE:

In a properly posted OCHOA meeting dated December 19, 2024, the Board of Directors, by majority vote, agreed to assess fines in the amount of Fifty Dollars and No Cents (\$50.00) per month for any outstanding Assessments that are over three months past due as follows:

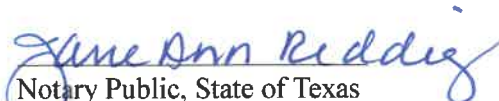
1. A copy of the OCHOA Fining Policy is attached hereto and incorporated herein as Exhibit A: Onion Creek Homeowners Association Overdue Assessment Fining Policy.
2. The OCHOA shall post its Assessment Fining Policy on the Internet website maintained by the OCHOA.
3. The OCHOA Board of Directors expressly reserves the authority to levy fines as necessitated to collect delinquent assessments and to place liens including the levied fines on such properties to ensure collection in accordance with Resolution of the Board of Director's of OCHOA Delinquent Account Collection Procedure dated December 19, 2011.
4. The OCHOA Board of Directors expressly reserves the right to review and update the OCHOA's Overdue Assessment Fining Policy to bring said into compliance with any and all legislation impacting the Texas Property Code and/or changes that the Board enacts to facilitate delinquent Assessment collections as may be approved by a majority vote of the Board.
5. This Resolution and the attached Exhibit A: Onion Creek Homeowners Association Overdue Assessment Fining Policy shall supersede any and all resolutions, rules, regulations, and policies.

This **RESOLUTION REGARDING THE LEVYING LATE FEES AND FINES ON DELIQUENT HOMEOWNER ASSESSMENT ACCOUNTS INCLUDING APPROVAL OF THE POLICY** is passed by unanimous vote of the Board of Directors of the Onion Creek Homeowners Association, Inc. on the 19th of December 2024.

By: 
Kathy Lahaye, President 2025

STATE OF TEXAS }
COUNTY OF TRAVIS }

This instrument was acknowledged before me on the 15 day of JULY, 2025, by Kathy Lahaye, President of the Onion Creek Homeowner's Association, Inc. on behalf of the corporation, for the purpose therein expressed.


Notary Public, State of Texas

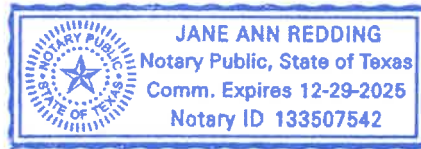


EXHIBIT "A"

ONION CREEK HOMEOWNER'S ASSOCIATION, INC. POLICY REGARDING LEVYING LATE FEES AND FINES ON DELINQUENT HOMEOWNER ASSESSMENT ACCOUNTS

A. SUPERSEDES:

This **Policy Regarding Levying Late Fees And Fines On Delinquent Homeowner Assessment Accounts** supersedes and replaces all previous policies regarding Assessment late fees and fines.

B. PROCEDURES:

1. Any Owner(s) of record of real property located within the Onion Creek Homeowner's Association, Inc., herein after referred to as OCHOA, boundaries are herein referred to as Owner(s).
2. In the case of multiple Owner(s) of one parcel, delivery of notices under this Policy shall be deemed sufficient.
3. Any Owner(s) Dues Assessment that is overdue by three months shall be subject to this policy.
4. In addition to those remedies as set forth by Declaration, Bylaws, State Statute and recorded Resolutions, the Board may take action as follows:
 - a. Suspend the rights of any Owner(s), tenants, occupants, or guest, to use OCHOA facilities and common grounds owned or managed by the OCHOA;
 - b. Record liens against delinquent accounts, inclusive of fines, with Travis County;
 - c. Impose costs of collections inclusive of Five Hundred Dollars and No Cents (\$500.00) Administrative and any and all Legal fees and costs;
 - d. Impose a fine of Fifty Dollars and No Cents (\$50.00) per month for any outstanding Assessments that are over three months past due.

C. NOTICE:

1. The Owner(s) shall be given fair notice that a fine for overdue assessments shall commence.
2. Initial notice of fines shall be given by telephone, text, mail, or in person. The Owner(s) shall be given 10-days' notice to cure the delinquency. This notice may be

included in the Notice of Potential Liens. The Fines will commence after the 10-day notice and shall continue until the delinquent Assessment is cured.

3. Thereafter, Formal Notice shall be given by both: certified mail, return receipt requested, and then 5 days later, mail sent by regular postage through the United States Postal Service. The Owner(s) shall be given Thirty (30) days to Cure. This notice may be included in the Notice to Owner(s) to liens.

D. PAYMENT PLANS:

1. Owners may contact the OCHOA office to set up payment plans to pay delinquent dues and fines.
2. Fines will cease during payment plans, however: upon one missed payment under an agreed upon payment plan, the fines shall be immediately reinstated inclusive of the non-payment month. Fines thereafter shall continue without interruption.

E. LIENS:

1. Assessed fines shall be included in overdue assessment amounts that have attained the level of collections that initiate a lien being placed on the Owner(s) property.

Therefore, the foregoing **ONION CREEK HOMEOWNER'S ASSOCIATION, INC. POLICY REGARDING LEVYING LATE FEES AND FINES ON DELINQUENT HOMEOWNER ASSESSMENT ACCOUNTS** was adopted by majority vote of the Board of Directors of the Onion Creek Homeowners Association, Inc. on the 19th of December 2024.

INSTANT RETURN



2025080022

**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Dyana Limon-Mercado

**Dyana Limon-Mercado, County Clerk
Travis County, Texas**

Jul 21, 2025 12:18 PM

Fee: \$37.00

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