

**MEMORIAL THICKET
HOMEOWNERS ASSOCIATION, INC.**

702 PLAINWOOD DRIVE
HOUSTON, TEXAS 77079
713.501.5406
WWW.MEMORIALTHICKET.ORG



PAYMENT PLAN POLICY

This Payment Plan Policy was approved by the board of Directors for Memorial Thicket Homeowners Association, Inc. ("MTHA"), on the 28th day of December, 2011.

1. Members that fail to pay their annual assessments when due will be charged the amounts set forth in Section 7 herein for each month in which annual assessment amounts remain outstanding.
2. Members are entitled to one approved payment plan to pay their annual assessments.
3. All payment plans require a down payment and monthly payments.
4. Upon request, all Members are automatically approved for a payment plan consisting of 25% down, with the balance paid off in three equal monthly installments.
5. If a Member defaults on the payment plan, the payment plan is automatically terminated and MTHA is not obligated to make another payment plan with the Member for the next two years.
6. Alternative payment plan proposals must be submitted to and approved by MTHA. MTHA is not obligated to approve alternative payment plan proposals.
7. MTHA will not charge late fees during the course of a payment plan, but will charge reasonable costs of administering the payment plan at the rate of \$25 per month during the term of such payment plan but only if the then outstanding amount equals or exceeds \$250. In addition, if amounts outstanding equal or exceed \$3,000, MTHA will charge interest at the rate of 10% per annum on the full amount outstanding.
8. Any payments received from Members under an approved payment plan or otherwise will applied in the following order:
 - a. Delinquent assessments
 - b. Current assessments

Holt

- c. Attorney fees or third party collection costs incurred by MTHA associated with assessments and other charges that could provide the basis for foreclosure including administration costs from Section 7 above
- d. Other attorney fees
- e. Fines
- f. Other amounts owed to MTHA

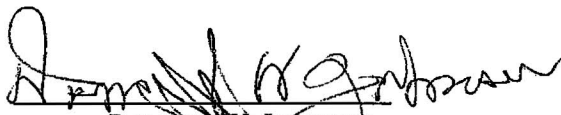
9. If, at the time MTHA receives a payment from a Member, the Member is in default under a payment plan entered into with MTHA, then MTHA is not required to apply the payment in the order of priority specified by Section 8; *provided, however*, in applying such payment, a fine assessed by MTHA may not be given priority over any other amount owed to MTHA.

Contributions or gifts to MTHA are not deductible as charitable contributions for Federal income tax purposes.

This Payment Plan Policy is applicable to the following described property: The recording data for Memorial Thicket is 64.0722 acres of land out of MEMORIAL THICKET, SECTION ONE, as per the map or plat of MEMORIAL THICKET, SECTION ONE, recorded on Volume 285, Page 107, of the Harris County Map Records, and 3.1455 acres of land located in the Joel Wheaton Survey, Abstract No. 80, known as MEMORIAL THICKET, SECTION THREE, according to the plat filed under clerk's file number N396306 and recorded under film code number 350088 of the Harris County Map Records, and any additional tracts or parcels of land as may thereafter have been brought within the jurisdiction of the subdivision.

CERTIFICATION

"I, the undersigned, being the President of Memorial Thicket Homeowners Association, Inc., hereby certify that the foregoing Payment Plan Policy was duly adopted at a properly called and held meeting of the Board of Directors."


DONALD W. JOHNSON
President

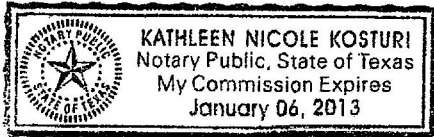
ACKNOWLEDGEMENT

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 29th day of December, 2011, by Donald W. Johnson, President of Memorial Thicket Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said corporation. *1011*

Kathleen Kosturi

Notary Public In and For The State of Texas



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Ret. ✓
Holt & Young, P.C.
ATTORNEYS AT LAW
11200 RICHMOND AVE., SUITE 450
HOUSTON, TEXAS 77082



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Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS

2012 JAN - 3 PM 4:44

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NOTICE OF DELINQUENT ASSESSMENTS

[Date]

Via Certified Mail
Return Receipt Requested

[Name and Address of Member]

Dear _____,

Our records indicate that you are delinquent in the payment of your 20__ annual assessment to the Memorial Thicket Homeowners Association, Inc. ("MTHA"). The amounts you owe to MTHA are itemized on the attached account statement.

To resolve your delinquency, you must pay to MTHA the total amount of \$ _____, as reflected on the account statement. This amount must be received by MTHA no later than _____.

A payment plan is available to you. In order to avoid having your account turned over to an attorney or collection agent, within 30 days of this notice, you must either pay your delinquent balance in full or contact MTHA to enter into an approved payment plan. A copy of MTHA's payment plan policy is enclosed herein for your convenience.

You are responsible for reimbursing MTHA for all attorney's fees and costs incurred in collecting your delinquent balance. All attorney's fees and costs will be charged to you if you do not cure your delinquency or enter into an approved payment plan by _____.

Contributions or gifts to MTHA are not deductible as charitable contributions for Federal income tax purposes.

Regards,

MEMORIAL THICKET HOMEOWNERS ASSOCIATION, INC.

By: _____
Name: _____
Title: _____

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS VOID AND UNENFORCEABLE UNDER FEDERAL LAW.
THE STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED, in the Official Public Records of Real Property of Harris County, Texas

JAN - 3 2012



Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS