

**RESOLUTION OF THE BOARD OF DIRECTORS OF PRESTONWOOD FOREST
MAINTENANCE ASSOCIATION, INC. REGARDING THE COLLECTION OF ASSESSMENTS
AND IMPOSITION OF LATE CHARGES, COSTS ASSOCIATED AND RELATED ACTIONS**

WHEREAS, Section 20 of the Declaration of Covenants, Conditions and Restrictions (the "Declaration") governing the Prestonwood Forest Maintenance Association provides that the owner of each lot must pay an assessment or maintenance charge (the "Assessment") to Prestonwood Forest Maintenance Association, Inc. (the "Association"); and

WHEREAS Section 20 of the Declaration further provides the "maintenance charges together with such interest, costs and reasonable attorney's fees" shall be a charge on the land and shall be secured by a continuing lien upon the property against which such Assessment is made, as well as the personal obligation of the person who was the owner of the property at the time when the Assessment fell due; and

WHEREAS, from time to time, members of the Association fail to pay the Assessment by the due date established by the Board of Directors and are, therefore, in default; and

WHEREAS the Association incurs additional costs for administrative fees due in part to the failure of the members of the Association to pay the Assessment timely; and

WHEREAS the Board of Directors wishes to recoup a portion of the costs related to the delinquent Assessment by the imposition of a late charge, interest and processing fee; and

WHEREAS the Board of Directors is also of the opinion that the imposition of a late charge, interest and processing fee will promote timely payment of all Assessments and enhance the Association's chances of timely collection; and

WHEREAS Section 204.010 of the Texas Property Code authorizes the Board of Directors to impose interest, late charges, costs and, if applicable, returned check charges for late payment of regular assessments or special assessments; and

WHEREAS Article VII, Section 1 of the Bylaws of the Association provides that the business and property of the Association shall be managed and controlled by the Board of Directors; and

WHEREAS Article VII, Section 1 of the Bylaws further provides that the Board of Directors may exercise all powers of the Association and suspend voting rights and right to use of any facilities (tennis courts, clubhouse and pools) and services provided during any period in which such member is in default;

NOW, THEREFORE BE IT RESOLVED that in accordance with Section 204.010 of the Texas Property Code, late charges, interest, costs and, if applicable, returned check charges shall be imposed for late payments of regular or special assessments. The late charges, interest, costs, and returned check charges, if applicable, will be in addition to the interest on delinquent assessments already provided for in the Declaration.

IT IS FURTHER RESOLVED that the Board of Directors on behalf of the Prestonwood Forest Maintenance Association, Inc. set its formal Collection Policy as follows:

1st Day of January – Regular assessment is due and grace period begins and ends the 31st day of January.

15th Day of January – *(Reminder Notice)* A letter is forwarded to the owner advising of final due date and fees to be assessed on February 1.

1st Day of February – (*Lien Notice*) Regular assessment considered late and a fee of \$25.00, plus interest, processing fee and collection costs will be assessed and a balance due letter will be forwarded to the owner. The letter will include a warning of the impending trash service suspension.

1st Day of March – (*Attorney Notice*) Additional late fee of \$50.00, interest, processing fee and collection costs will be assessed and a demand letter warning of impending legal action and the implementation of trash suspension.

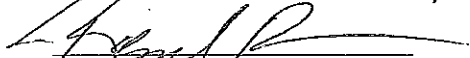
1st Day of April – All delinquent accounts for the current calendar year will be forwarded to the Association's choice of legal counsel for pursuit of collection. An additional \$50.00 late fee, interest, processing fee and collection costs are charged to the account. All costs associated with legal action will be charged to the homeowner account.

Charges Applicable are as follows:

1. \$25.00 Late Fee plus interest, processing and collection cost.
2. \$50.00 Late Fee plus interest, processing and collection cost. (Suspension of trash service)
3. \$50.00 Late Fee plus interest, processing and collection cost. (Suspension of trash service)
4. All Costs associated with legal action.
5. \$25.00 returned check fee (if applicable)
6. Interest as stipulated in the Declaration

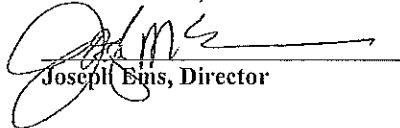
The undersigned, being all Directors of the Association, do hereby give consent to this resolution and direct that it be filed with the minutes of the proceedings of the Board of Directors of the Association. Preparation and execution of this resolution to impose a Collection Policy was unanimously approved by the Board of Directors and executed pursuant to Article 9.10 of the Texas Non-Profit Corporation Act which authorizes the taking of action by the Board of Directors by unanimous consent without a meeting.

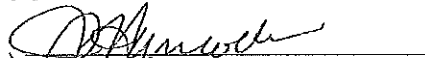
DATED as of the 5th day of November, 2009.

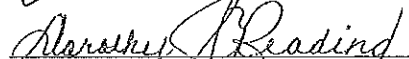

Raymond Brown, President



Alan Massey, Secretary



Richard Hixon, Director


Joseph Bins, Director


Jonathan Hancock, Vice President


Dorothy Reading, Treasurer


Michael Halpin, Director


Gloria Goodwin, Director

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 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

MAY 22 2012



Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS