

Saddlebrook

Homeowners  Association

P.O. Box 382 Colleyville, Texas 76034

February 2, 2012

Guidelines For Alternative Payment Plan

By a motion duly made and passed at the Annual Meeting of the Saddlebrook Homeowners Association, Inc. (HOA) on February 2, 2012 the following guidelines for Alternative Payment Plan (APP) in accordance with Section 209.0062 of the Texas Property Code was adopted:

1. An owner who is arrears in the payment of dues or assessments (regular or special) or who is indebted to the HOA for any reason must make a request for an Alternative Payment Plan in writing to the HOA's treasurer.
2. The term of the APP will be not less than three (3) months nor exceed eighteen (18) months from the date of the owner's request.
3. The APP payment amount and payment schedule will be agreed upon by the owner and the HOA board of directors and will be reduced to writing and executed by all parties.
4. During the term of the APP the HOA may, at its discretion, charge the owner interest and reasonable administrative costs. However, the HOA may not charge late fees or other penalty fees during the term of the APP.
5. If the member fails to comply with the terms of the agreed upon APP, the HOA can terminate the plan by providing written notice to the owner.
6. Per Section 209.0062 (e) of the Texas Property Code, the HOA is not required to enter into an APP with an owner who has failed to honor the terms of a previous payment plan during the two years following the owner's default under the previous payment plan.
7. The HOA does hereby authorize the Board of Directors of the HOA to: (1) establish policies and procedures for the implementation of these guidelines; (2) to enter into APP with an owner on behalf of the HOA; (3) to set payment amounts, terms, interest rates, administrative fees and all other decision in reference to an owner's request; and (4) to take such further action as it may deem necessary, in its sole discretion, to carry out these guidelines.