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**SECRETARY'S CERTIFICATE  
QUAIL FOREST HOMEOWNERS ASSOCIATION, INC.  
a Texas Non-Profit Corporation**

**Resolution Regarding Imposition of a Late Penalty for Late Payment of Assessments**

The undersigned, being the duly elected, qualified and acting Secretary of QUAIL FOREST HOMEOWNERS ASSOCIATION, INC. (the "Association"), a Texas non-profit corporation, and the keeper of the minutes and records of the said corporation, does hereby certify that the following is a true and correct resolution of this corporation as adopted by the Board of Directors (the "Board") at a duly called meeting held on August 27, 2018.

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WHEREAS, the Association is responsible for governance and maintenance of QUAIL FOREST HOMEOWNERS ASSOCIATION, INC. as described in:

- That certain Declaration of Covenants, Conditions and Restrictions for Quail Forest Homeowners Association, Inc., Section One recorded under Clerk's File No. F837508 in the Official Records of Harris County, Texas and any and all amendments thereto; and
- That certain Declaration of Covenants, Conditions and Restrictions for Quail Forest Homeowners Association, Inc., Section Two recorded under Clerk's File No. H724955 in the Official Records of Harris County, Texas and any and all amendments thereto; and

WHEREAS, the Association exists pursuant to state law and its governing documents; and

WHEREAS, the Declaration provides that the owner of each lot must pay an assessment or charge (the "assessment") to Quail Forest Homeowners Association, Inc.

WHEREAS, the Declaration further provides that the assessment, together with interest, costs and reasonable attorney fees shall be the personal obligation of the person who is the owner of the property at the time when the assessment fell due; and Declaration authorizes interest from the due date, January 1, to be charged for at the rate of 9.5% per annum of not paid by January 31; and

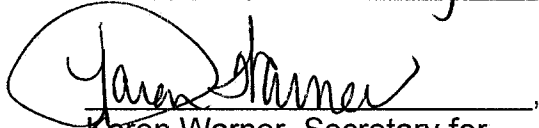
WHEREAS, Section 204.010 (10) of the Texas Property Code authorizes the Board of Directors to impose interest, late charges and, if applicable, returned check charges for late payment of regular assessments or special assessments;

WHEREAS, from time to time, members of the Association fail to pay the assessment by January 31 and are, therefore, in default; and

WHEREAS, the Association incurs additional costs of collection due the failure of members of the Association to pay the assessment timely; and the imposition of a late charge will promote timely payment of all assessments and help reduce the costs of collection;

NOW THEREFORE BE IT RESOLVED, in accordance with Section 204.010 (10) of the Texas Property Code, a one-time late charge equal to 10% (ten percent) of the current annual assessment charged will henceforth be imposed for each annual assessment for which payment is not received by January 31 of the year it is due, and a returned check charge of \$25.00 will henceforth be imposed in the event payment is refused on any check for any payment made to the Association. Late charges and returned check charges, if applicable, will be in addition to and not in lieu of interest for delinquent assessments already provided for in the Declaration."

Dated this the 27 day of August, 2018



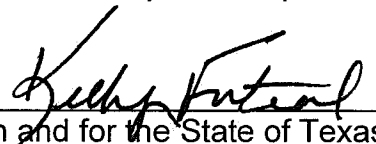
Karen Warner, Secretary for  
Quail Forest Homeowners Association, Inc.  
a Texas Non-Profit Corporation

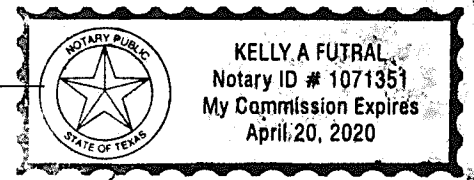
THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF HARRIS

This instrument was acknowledged before me on the 27 day of August, 2018, by Karen Warner, Secretary of Quail Forest Homeowners Association, Inc., a Texas non-profit Corporation, on behalf of said corporation.

  
Notary Public in and for the State of Texas



Record and Return to: Quail Forest Homeowners Association, Inc. ✓  
c/o Creative Management Company  
8323 Southwest Freeway, Suite #330  
Houston, TX 77074

FILED FOR RECORD

8:00:00 AM

Friday, September 28, 2018

*Stan Stewart*

COUNTY CLERK, HARRIS COUNTY, TEXAS

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

Friday, September 28, 2018



*Stan Stewart*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS