

Hidalgo County  
Arturo Guajardo Jr.  
County Clerk  
Edinburg, TX 78540



70 2012 02314122

Instrument Number: 2012-2314122

As  
Recording

Recorded On: June 05, 2012

Parties:

To

Billable Pages: 2

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Comment: CORPORATION PAYMENT PLAN

**\*\* Examined and Charged as Follows: \*\***

Recording	20.00
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\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*  
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.

**File Information:**

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CMEHA  
3102 SOUTH MCCOLL ROAD  
EDINBURG TX 78539

User / Station: I Hidalgo - Cash Station 04



**STATE OF TEXAS  
COUNTY OF HIDALGO**

I hereby certify that this instrument was FILED in the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Records of Hidalgo County, Texas

Arturo Guajardo Jr.  
County Clerk  
Hidalgo County, TX

CMHEA, A TEXAS NONPROFIT CORPORATION PAYMENT PLAN

STATE OF TEXAS                   §

COUNTY OF HIDALGO       §

2314122

WHEREAS, CMHEA, A TEXAS NONPROFIT CORPORATION (the "Association"), is the governing entity for Country Meadows Estates Subdivision Phases I & II, an addition in Hidalgo County, Texas, as more particularly described in Exhibit "A", attached hereto (the "Subdivision"); and

WHEREAS, Chapter 209 of the Texas Property Code was amended, effective January 1, 2012, to add Section 209.0062, which requires the Association to adopt and record alternative payment schedule guidelines ("Payment Plans") for assessments; and

WHEREAS, the Association, through its Board of Directors, shall have and may exercise discretionary authority concerning the restrictive covenants contained herein;

NOW THEREFORE, in order to comply with Section 209.0062, the Association hereby adopts the following Payment Plan guidelines:

A. Subdivision homeowners are entitled to participate in one approved Payment Plan to pay their annual assessment which due on the first of January in each year.

B. The one approved payment plan for all homeowners consists of 15% down with the balance paid off in 6(six) monthly installments. The interest charged during the execution of a payment plan is 10% per annum.

C. All subdivision homeowners may apply to be approved for a payment plan:

1. A payment plan requests must be made in writing on a form provided by the Association, or a form otherwise approved by the Association.

2. A homeowner may request an alternative payment plan which must be submitted to the Association in writing; the Association is not obligated to approve alternative payment plans.

3. A payment plan requires a down payment and monthly payments.

4. A payment plan must include sequential monthly payments. The total of all proposed payments under the Plan must equal the current balance plus the Payment Plan administrative fees, plus the estimated accrued interest.

D. If a homeowner requests a Payment Plan that will extend into the next assessment period, the owner shall be required to pay future assessments by the due date in addition to the payments specified in the Payment Plan.



E. If a homeowner defaults on the Payment Plan the Payment Plan is terminated. Default of a Payment Plan includes:

1. failing to return a signed Payment Plan form with the down payment;
2. missing a payment due in a calendar month (including NSF checks); or
3. failing to pay future assessment by the due date if the Payment Plan extends into the next assessment period.
4. The submission of a partial monthly payment instead of a full monthly payment.

F. If a homeowner defaults on a Payment Plan the homeowner will be subject to legal action and associated fees and expenses for collection of the debt.

G. If a homeowner defaults on a Payment Plan the Association is not obligated to make another Payment Plan with the owner for the next two (2) years after the date of default.

H. The Association may only charge interest throughout the Payment Plan and the reasonable costs of administering the Payment Plan, while an owner is current on their Payment Plan.

CMHEA, A TEXAS NONPROFIT CORPORATION CERTIFICATION

"I, the undersigned, being the President of CMHEA, A TEXAS NONPROFIT CORPORATION hereby certify that the foregoing Resolution was adopted by at least a majority of the Association Board of Directors on the 12 day of May, 2012."

By: Andrew A. Canon, President

ACKNOWLEDGEMENT

STATE OF TEXAS           §

COUNTY OF HIDALGO    §

BEFORE ME, the undersigned authority, on this day, personally appeared the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same as the act of the Association for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 12 day of May, 2012.

Maria L. Garcia  
Notary Public, State of Texas

