

**CHAMPIONS PARK HOMEOWNERS ASSOCIATION, INC.
POLICY REGARDING ALTERNATIVE PAYMENT SCHEDULES**

STATE OF TEXAS

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COUNTY OF HARRIS

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KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS, Section 209.0062 of the Texas Property Code requires property owners associations to adopt reasonable guidelines to establish an alternative payment schedule by which an owner can make partial payments to the association for delinquent, regular or special assessments or any other amount owed to the association without accruing additional penalties; and

WHEREAS, Section 209.0062(d) requires property owners associations to file the association's guidelines in the real property records of the county where the subdivision is located.

NOW THEREFORE, BE IT RESOLVED THAT: the following Policy Regarding Alternative Payment Schedules, which is intended to completely replace any previously adopted payment plan or alternative payment schedules policy, and is intended to be in compliance with Tex. Prop. Code §209.0062, is hereby adopted:

The following POLICY REGARDING ALTERNATIVE PAYMENT SCHEDULES is hereby adopted:

1. Owners who request a payment plan within the timeframe described in Section 209.0064(b)(3) may enter into a payment plan or alternative payment schedule, provided they have not defaulted on a previous payment plan in the preceding 24 month period. If an owner fails to request a payment plan within this time period and/or a default has occurred in the previous 24-month period, then the Board of Directors shall use its discretion as whether to allow any additional payment plans.
2. The Association may, but is not required to enter into a payment plan more than once in any 12-month period.
3. A default of a payment plan occurs if any written terms of the payment plan are not adhered to including, but not limited to, default of payments or failure to timely pay current year's assessment.
4. All payment plans must be in writing using a form promulgated by the Association or its agent or attorney and signed by the Owner with a signed copy returned to Association. No partial payments will be accepted without an approved and fully executed written payment plan agreement. Notwithstanding, any acceptance by the Association of a partial payment from an Owner without a signed payment plan agreement does not in any way indicate acceptance or approval of a payment plan or alternative payment schedule.
5. Payment plans shall: (1) provide for a minimum down payment of 25% of the total balance due; and (2) be for a term no less than three (3) months and no longer than eighteen (18) months, unless the Board in its sole discretion determines that different payment terms are warranted.

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6. For the duration of a payment plan or alternative payment schedule, and so long as payments are made timely, the Association shall refrain from charging additional late fees or other monetary penalties. However, the Association may charge interest at the rate contained in its governing documents, in addition to costs or fees associated with the preparation and administration of the payment plan.

CERTIFICATION

I, Misty Fain, President of CHAMPIONS PARK HOMEOWNERS ASSOCIATION, INC. (the "Association"), do hereby certify that in the open session of a properly noticed meeting of the Board of Directors of the Association, duly called and held on the 2 day of October, 2025, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, this POLICY REGARDING ALTERNATIVE PAYMENT SCHEDULES was duly approved by at least a majority vote of the members of the Board present at said meeting. This Policy supersedes any previously adopted resolution regarding payment plans/alternative payment schedules.

This policy was approved by the Board of Directors of CHAMPIONS PARK HOMEOWNERS ASSOCIATION, INC. on the 8 day of October, 2025

[Signature]
President (Signature)

Misty Fain
Print Name

THE STATE OF TEXAS

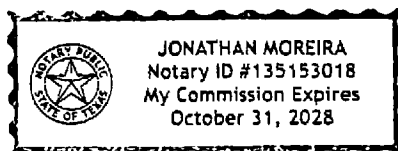
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COUNTY OF HARRIS

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THIS INSTRUMENT was acknowledged before me on this the 8th day of October, 2025, by Misty Fain, President of CHAMPIONS PARK HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.



[Signature]
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

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