

**LONE STAR RANCH PROPERTY OWNERS' ASSOCIATION, INC.  
A TEXAS NON-PROFIT CORPORATION**

**RESOLUTION AND ORDER NO. 211014.1**

**A  
RESOLUTION AND ORDER  
OF  
THE LONE STAR RANCH PROPERTY OWNERS' ASSOCIATION, INC.  
REGARDING ALTERNATIVE PAYMENT SCHEDULE  
GUIDELINES FOR CERTAIN ASSESSMENTS**

**WHEREAS**, Lots in Lone Star Ranch are subject to the Declaration of Covenants, conditions and Restrictions for the Lone Star Ranch Property Owners' Association, Inc., Sections One, Two, Three and Four, recorded in the Real Property Records of Montgomery County, Texas. **The Association wishes to adopt reasonable guidelines to establish an alternative payment schedule by which an owner may make partial payments to the Association for delinquent regular or special assessments or any other amount owed to the Association;** and

**WHEREAS**, the Board wishes to update and adopt these reasonable guidelines to be in compliance with Section 209.0062 of the Texas Property Code; and

**WHEREAS**, the Board intends to file these guidelines in the real property records of each county in which the subdivision is located, in compliance with Section 209.0062 of the Texas Property Code; and

**NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE BOARD OF DIRECTORS OF THE LONE STAR RANCH PROPERTY OWNERS' ASSOCIATION, INC.**, that the attached Guidelines have been established by the Board and are to be recorded with the Real Property Records.

*[Remainder of page blank, signature page follows]*

**PASSED AND APPROVED ON this the 14<sup>th</sup> day of October, 2021.**



\_\_\_\_\_  
Name: Jason Titter-Bell  
President, Lone Star Ranch Property  
Owners' Association, Inc.

ATTEST



\_\_\_\_\_  
Name: Chris Hoffmeister  
Secretary, Lone Star Ranch Property  
Owners' Association, Inc.

**LONE STAR RANCH PROPERTY OWNERS' ASSOCIATION, INC.  
A TEXAS NON-PROFIT CORPORATION**

**RESOLUTION NO. 211014.2**

**A  
RESOLUTION  
OF**

**THE LONE STAR RANCH PROPERTY OWNERS' ASSOCIATION, INC.  
REGARDING ALTERNATIVE PAYMENT SCHEDULE  
GUIDELINES FOR CERTAIN ASSESSMENTS**

**WHEREAS**, the Board of Directors (the "Board") of *Lone Star Ranch Property Owners Association, Inc.* (the "Association") wishes to adopt reasonable guidelines to establish an Alternative Payment Schedule by which an owner may make partial payments to the Association for delinquent regular or special assessments or any other amount owed to the Association; and

**WHEREAS**, the Board wishes to update and adopt these reasonable guidelines to be in compliance with Section 209.0062 of the Texas Property Code; and

**WHEREAS**, the Board intends to file these guidelines in the real property records of each county in which the subdivision is located, in compliance with Section 209.0062 of the Texas Property Code; and

**NOW, THEREFORE, IT IS RESOLVED** that the following guidelines are established by the Board:

Upon the request of a delinquent owner, the Association shall enter into an Alternative Payment Schedule with such owner, subject to the following guidelines:


1. An Alternative Payment Schedule is only available to owners who have delinquent regular assessments, special assessments or any other amount owed to the Association.
2. An Alternative Payment Schedule will not be made available, except at the sole discretion of the Board, to owners who have failed to honor the terms of a previous Alternative Payment Schedule during the twenty-four (24) months following the owner's default of such Alternative payment Schedule.
3. During the course of an Alternative Payment Schedule, additional monetary penalties, other than reasonable costs associated with administering the Alternative Payment Schedule and interest, shall not be charged against an owner.

4. The minimum term for an Alternative Payment Schedule shall be three (3) months from the date of the owner's request for an Alternative Payment Schedule.
5. The maximum term for an Alternative Payment Schedule is eighteen (18) months from the date of the owner's request for an Alternative Payment Schedule.
6. All other terms of Alternative Payment Schedule are at the sole discretion of the Board.

This is to certify that the foregoing **Alternative Payment Schedule Guidelines for Certain Assessments** as adopted by the Board of Directors, in accordance with Section 209.0062 of the Texas Property Code.

*[Remainder of page blank, signature page follows]*

PASSED AND APPROVED ON this the 19<sup>th</sup> day of October, 2021.



Name: Jason Titter-Bell  
President, Lone Star Ranch Property  
Owners' Association, Inc.

ATTEST



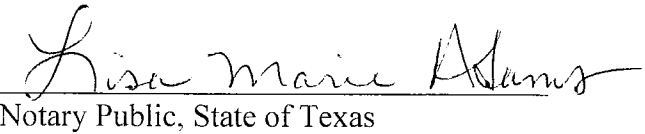
Name: Chris Hoffmeister  
Secretary, Lone Star Ranch Property  
Owners' Association, Inc.

STATE OF TEXAS

§  
§  
§

COUNTY OF MONTGOMERY

This instrument was acknowledged before me on the 19<sup>th</sup> day of October, 2021, by Jason Titter-Bell, President, and Steve Edge, Secretary, of the Lone Star Ranch Property Owners Association, Inc., a Texas Non-Profit Corporation.



Notary Public, State of Texas



AFTER RECORDING RETURN TO:

Lone Star Ranch POA, Inc.  
c/o IMC Property Management  
3500 W. Davis, Suite 190  
Conroe, Texas 77304

**E-FILED FOR RECORD**

**12/29/2021 03:59PM**



COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,  
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number sequence on the date and time stamped herein by me and was duly e-RECORDED in the Official Public Records of Montgomery County, Texas.

**12/29/2021**



County Clerk  
Montgomery County, Texas