

MARY LOUISE GARCIA

COUNTY CLERK



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PREMIER COMMUNITIES MANAGEMENT COMPANY  
3102 OAK LAWN AVE STE 202  
DALLAS, TX 75219

Submitter: CARRIAGE GATE  
HOMEOWNERS ASSOCIATION  
INC

**DO NOT DESTROY**  
**WARNING - THIS IS PART OF THE OFFICIAL RECORD.**

Filed For Registration: 12/21/2011 3:03 PM

Instrument #: D211308214

OPR 3 PGS \$20.00

By: \_\_\_\_\_

*Mary Louise Garcia*

D211308214

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY  
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Prepared by: CAMADDOCK

*CARRIAGE GATE HOMEOWNER'S ASSOCIATION, INC.*

**Alternative Payment Schedule Guidelines for Certain Assessments**

**WHEREAS**, the Board of Directors (the "Board") of *Carriage Gate Homeowner's 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 adopt these reasonable guidelines 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:

1. Upon the request of a delinquent owner, the Association shall enter into an alternative payment schedule with such owner, subject to the following guidelines:
  - a. An Alternative Payment Schedule is only available to owners who have delinquent regular assessments, special assessments or any other amount owed to the association.
  - b. An Alternative Payment Schedule will not be made available, except in the sole discretion of the Board, to owners who have failed to honor the terms of a previous Alternative Payment Schedule during the two years following the owner's default of such Alternative Payment Schedule.
  - c. 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.
  - d. The minimum term for an Alternative Payment Schedule is three months from the date of the owner's request for an Alternative Payment Schedule. The maximum term for an Alternative Payment Schedule is eighteen months from the date of the owner's request for an Alternative Payment Schedule.
  - e. All other terms of an Alternative Payment Schedule are at the discretion of the Board of Directors.

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

Virginia D Henley  
Name: Virginia D Henley  
Title: President  
Date: 10/7/2011

STATE OF TEXAS

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§  
§

COUNTY OF Tarrant

This instrument was acknowledged before me on the 7th day of October, 2011, by Virginia Henley of Carnage Gate HOA, a Texas non-profit corporation, on behalf of said corporation.



Tera E Bellemare  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Premier Communities  
3102 Oak Lawn Avenue, Suite 202  
Dallas, Texas 75219