

## ALTERNATIVE PAYMENT SCHEDULE GUIDELINES

### VINEYARD ESTATES HOMEOWNERS ASSOCIATION, INC.

Vineyard Estates Homeowners Association, Inc. ("Association"), is the governing body which manages and regulates the subdivision known as Messina Hof Estates and being more particularly described in Declaration of Protective Covenants for Messina Hof Estates is recorded in Volume 13538, Page 62; as amended, superseded, and restated in Volume 15109, Page 183; as further amended in Volume 17145, Page 74, all of the Official Records of Brazos County, Texas; and in the plats recorded in Volume 13445, Page 294, and Volume 16513, Page 158, all of the Official Records of Brazos County, Texas.

The Association adopts this Policy 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.

The Association will accept payment plans requested in writing by homeowners in connection with delinquent assessments or other money due to the Association as follows:

1. The minimum term shall be three (3) months. Payment plans over three months in duration are made at the discretion of the Association.
2. The maximum term shall be eighteen (18) months, unless approved by the Association or the Association's managing agent.
3. No payment plan shall be provided to any owner who has failed to honor the terms of a previous payment plan during the previous 24 months, unless approved by the Association.
4. The owner shall not incur additional monetary penalties for a three-month payment plan during the time that the payment plan is in good standing. Payment plans over three months in duration may include attorney's fees and other reasonable expenses.
5. The Association may charge reasonable costs for administering the payment plan
6. The Association may continue to charge interest on the account during the payment plan.
7. The failure of an owner to honor the terms of the payment plan will be deemed a default and the Association may proceed with all legally available collection remedies.
8. All other terms of an approved payment plan are at the discretion of the Board of Directors of the Association.
9. Prior to turning the owner's account over to an attorney (or other collection agent) for collections, the Association shall send a written notice to the owner by certified mail, return receipt requested, that:

- a. Specifies each delinquent amount and the total amount of the payment required to make the account current;
- b. describes the options the owner has to avoid having the account turned over to a collection agent, including information regarding availability of a payment plan through the Association; and
- c. provides a period of at least 45 days for the owner to cure the delinquency before further collection action is taken.

This is to certify that the foregoing Payment Plan Guidelines were duly adopted by the Board of Directors.

VINEYARD ESTATES HOMEOWNERS ASSOCIATION, INC.

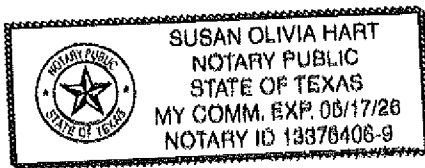
By: Merrill Bonarrigo  
Merrill Bonarrigo, Secretary

STATE OF TEXAS

COUNTY OF BRAZOS

This instrument was acknowledged before me on the 5<sup>th</sup> day of October, 2022, by Merrill Bonarrigo, Secretary of VINEYARD ESTATES HOMEOWNERS ASSOCIATION, Inc., a Texas Non-Profit Corporation, in the capacity therein stated as the act and deed of said entity.

Susan Olivia Hart  
NOTARY PUBLIC, State of Texas



**Brazos County  
Karen McQueen  
County Clerk**

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**Instrument Number:** 1485964  
Volume : 18276  
ERecordings - Real Property

Recorded On: October 11, 2022 03:28 PM

Number of Pages: 3

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**" Examined and Charged as Follows: "**

Total Recording: \$34.00

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

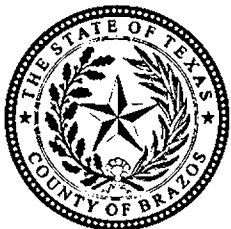
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 1485964  
Receipt Number: 20221011000077  
Recorded Date/Time: October 11, 2022 03:28 PM  
User: Flo W  
Station: Flo's Workstation

**Record and Return To:**

Simplifile  
5072 NORTH 300 WEST  
PROVO UT 84604



STATE OF TEXAS  
COUNTY OF BRAZOS

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 Public Records of Brazos County, Texas.

Karen McQueen  
County Clerk  
Brazos County, TX