



**Thunderbird North Community Association, Inc.
Resolution
Collection Policy for Delinquent Accounts**

WHEREAS, the Board of Directors (the "Board") of Thunderbird North Community Association, Inc. (the "Association") is charged with the responsibility of collecting assessments for common expenses from Owners pursuant to the Restrictions for Thunderbird North Community Association, Inc.

WHEREAS, from time to time Owners become delinquent in their payments of these assessments and fail to respond to the demands from the Board to bring their accounts current; and

WHEREAS, the Board deems it to be in the best interests of the Association to adopt a uniform and systematic procedure for dealing with delinquent accounts in a timely manner, and further believes it to be in the best interests of the Association to refer these accounts promptly to an attorney for collection so as to minimize the Association's loss of assessment revenue; and

WHEREAS, the Board has empowered its Management Firm (as per filed management certificate with Fort Bend County) and their appointed legal representation for their experience in representing condominium and homeowners associations in collections and other matters (the "Association's Attorneys"); and

WHEREAS, the Board has directed the Association's Attorneys and the Management Firm to represent the Association on the terms outlined in this Resolution and to follow the outlined collection schedule as per the amended Deed Restrictions for Thunderbird North Community Association, Inc. filed in 2015 in Fort Bend County.

1 st Assessment Invoice Mailed to All Homeowners	November 15 th	\$ 87.50
Due Date	January 1 st	
Last Date to Pay Without Penalty	January 31 st	
First Day Interest Accrues	February 1 st	Interest added to account
2 nd Assessment Invoice Mailed to All Homeowners	May 15 th	\$ 87.50
Due Date	July 1 st	
Last Date to Pay Without Penalty	July 31 st	
First Day Interest Accrues	August 1 st	Interest added to account
Delinquent Notices Mailed	August 5 th	Interest added to account
Demand Letters Sent	September 10 th	Additional \$40 added to account
Remaining Unpaid Files Sent to Association's Attorney	October 15 th	Interest added to account

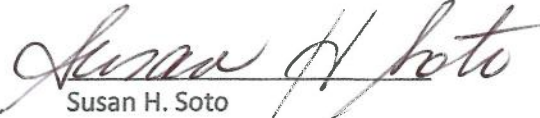
BE IT FURTHER RESOLVED that the Management Firm is directed to consult with the Association's Attorneys and turn over for collection immediately any account where the Owner files or is the subject of a petition for relief in bankruptcy or a lender has commenced any action for foreclosure of its lien against the lot; and

BE IT FURTHER RESOLVED that the following policies shall apply to all delinquent accounts turned over to the Association's Attorneys for collection:

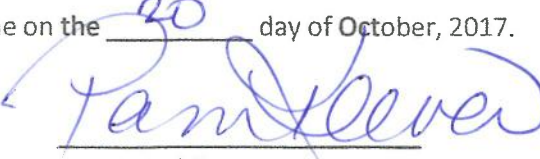
1. All contacts with a delinquent Owner shall be handled through the Association's Attorneys. Neither the Management Firm nor any Association officer or director shall discuss the collection of the account directly unless one of the Association's Attorneys is present or has consented to the contact.
2. All sums collected on a delinquent account shall be remitted to the Association's Attorneys until the account has been brought current.
3. The Association's Attorneys' legal fees and costs shall be assessed against each delinquent lot and its Owner (including repeat offenders) when incurred by the Association.

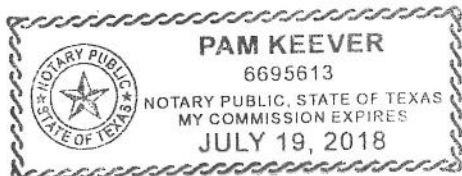
BE IT FURTHER RESOLVED that a copy of this Resolution shall be sent to all Owners at their last known address along with the 2018 annual assessment invoice.

This Resolution was adopted by the Board of Directors on 18 of October, 2017, and shall be effective on 18 of October, 2017.


Susan H. Soto
Thunderbird North Community Assn.
President

Sworn to and subscribed by Susan H. Soto before me on the 30 day of October, 2017.


Notary Public
State of Texas



RETURNED AT COUNTER TO:

Marshall Management Group Inc
PO Box 35720
Houston TX 77235

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk

Fort Bend County Texas

November 14, 2017 09:02:48 AM

FEE: \$15.00 HM

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