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NOTICE
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WESTBANK HOMEOWNERS ASSOCIATION, INC. 10R

PROPERTY OWNERS' ASSOCIATION PAYMENT PLAN POLICY

This instrument is effective immediately upon being recorded in the Official Public Records of Real Property of Harris County, Texas. This amended/updated Payment Plan Policy replaces and supersedes any prior payment plan policy recorded by the Association.

I. The name(s) of the Subdivision(s) is/are WESTBANK, SECTIONS ONE (1), TWO (2), THREE (3), FOUR (4) and FIVE (5), also known as CARRIAGE LANE. *lee*

II. The name of the Corporation is WESTBANK HOMEOWNERS ASSOCIATION, INC., sometimes referred to herein as the "Association."

III. The ASSOCIATION has jurisdiction over Westbank, Sections One (1) through Five (5), inclusive. The maps or plats, respectively, are recorded in the Map Records of Harris County, Texas, as follows:

- 1) Westbank, Section One (1) – Volume 217, Page 76;
- 2) Westbank, Section Two (2) – County Clerk's File No. E495367, and Film Code Nos. 124-09-1715 - 124-09-1716;
- 3) Westbank, Section Three (3) – Volume 252, Page 66;
- 4) Westbank, Section Four (4) – Volume 284, Page 148; and
- 5) Westbank, Section Five (5) – Volume 284, Page 149.

IV. The recording data for the Declaration (which may be referred to as the "Declaration," the "Restrictions," the "Deed Restrictions," the "Covenants, Conditions and Restrictions," the "Restrictions and Covenants" or the "CC&Rs") for each Section of the Subdivision, including Amendments, Modifications and/or Supplements as applicable, is as follows:

- 1) Westbank, Section One (1) – Harris County Clerk's File No. E231472, and Film Code No. 108-09-2011;
- 2) Westbank, Section Two (2) – Annexation and Controlling Reference to Section One (1) Declaration recorded under Harris County Clerk's File No. E725868, and Film Code No. 138-13-0869;
- 3) Westbank, Section Three (3) – Annexation and controlling reference to Section One (1) Declaration recorded under Harris County Clerk's File No. F461608, and Film Code No. 186-07-0170;
- 4) Westbank, Section Four (4) – Annexation and controlling reference to Section One (1) Declaration recorded under Harris County Clerk's File No. F966865, and Film Code No. 120-83-2136; and
- 5) Westbank, Section Five (5) – Annexation and controlling reference to Section One (1) Declaration recorded under Harris County Clerk's File No. F966864, and Film Code No. 120-83-2132.

V. **PAYMENT PLANS:** The following Payment Plan Policy was approved by at least a majority vote of the Board of Directors of WESTBANK HOMEOWNERS ASSOCIATION, INC. (the "Board"), at a duly called Meeting of the Board, at which Meeting a quorum was present:

- 1) Owners are entitled to one approved payment plan in order to bring an assessment account current for the applicable assessment year.

- 2) All payment plans require a signed payment agreement, an initial payment by the Owner(s), followed by regular monthly payments by the Owner(s) thereafter until paid in full.
- 3) Payment Plan (Available to All Delinquent Owners): Upon the Association's receipt of a timely written request from an Owner(s) seeking a payment plan, each such Owner(s) is/are automatically approved for a payment plan consisting of three (3) equal consecutive monthly payments [including the principal amount, any previously incurred late fee(s), interest, and the \$10.00 monthly administrative costs of administering the payment plan]. The amount of the first monthly payment and/or the last monthly payment may vary. The Board, in its sole discretion, may approve a payment plan of a greater duration in the event it determines that exigent circumstances exist.
- 4) No Use of Common Areas (if applicable) During a Payment Plan: Relative to any Lot, unless an assessment account is completely paid in full, the Owner(s), tenant(s), occupant(s) and/or guest(s) do not have access to any common areas, such as a park(s) and/or a playground(s), as applicable. Therefore, merely entering into a payment plan with the Association does not afford the Owner(s) access to any such common area facilities (if or as applicable). Further, a delinquent homeowner (i.e., any homeowner whose assessment account is not paid current) may not be awarded prizes (e.g., gift cards) at any Association sponsored community events held throughout the year.
- 5) If an Owner(s) default(s) on the payment plan described in "3" above, the payment plan is automatically terminated and the Association is not obligated to make another payment plan with that owner(s) for the next two (2) years.
- 6) General Payment Plan Information: Pursuant to applicable Texas statutory law, the Association cannot charge late fees during the course of a payment plan; however, the Association may charge interest at the rate it is entitled to under its Governing Documents and may also charge reasonable costs of administering the payment plan (currently \$10.00 monthly). The term of a payment plan cannot be less than three (3) months. The term of a payment plan cannot be more than eighteen (18) months, unless approved in writing by the Board.

(Certification, Signature and Acknowledgment are Contained on Page 3 Hereof)

CERTIFICATION

"I, the undersigned, being the President of WESTBANK HOMEOWNERS ASSOCIATION, INC., hereby certify that the foregoing Payment Plan Policy was adopted by at least a majority of the Association's Board of Directors, and such Collection Policy Resolution has never been modified or repealed, and is now in full force and effect."

**WESTBANK HOMEOWNERS ASSOCIATION,
INC.**

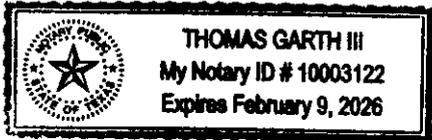
By: Virginia Hurlbut
Virginia Hurlbut
President

ACKNOWLEDGMENT

**THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §**

BEFORE ME, A NOTARY PUBLIC, on this day personally appeared Virginia Hurlbut, President of WESTBANK HOMEOWNERS ASSOCIATION, INC., a Texas Non-Profit Corporation, known to me to be the person whose name is subscribed to the foregoing instrument and, being by me first duly sworn and declared that she executed same in the capacity and for the consideration therein expressed, and as the act and deed of such Corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 9th day of MARCH, 2022.



Thomas Garth III
**NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS**

VJ
After recording, return to:
Westbank Homeowners Association, Inc.
P. O. Box 2298
Spring, Texas 77383-2298

FILED FOR RECORD

1:17:19 PM

Wednesday, March 23, 2022



COUNTY CLERK, HARRIS COUNTY, TEXAS

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.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED, in the Official Public Records of Real Property of Harris County Texas

Wednesday, March 23, 2022



COUNTY CLERK
HARRIS COUNTY, TEXAS