

# M.R. PLACE COMMUNITY ASSOCIATION, INC.

## ASSOCIATION'S PAYMENT PLAN POLICY

M.R. PLACE COMMUNITY ASSOCIATION, INC. (the "Association") is a Texas Non-Profit Corporation and a property owners' association. The undersigned, being the Association's President and a Director of the Association, submits this instrument on behalf of the Association. This instrument supersedes only the portions of any prior Association instruments pertaining to the herein described matters filed by the Association. The Association certifies as to the following:

- I. The name(s) of the Subdivision(s) is/are MAPLE RIDGE PLACE, Sections One (1), Two (2), Three (3), Four (4), Five (5) and Six (6), inclusive.
- II. The name of the Association is M.R. PLACE COMMUNITY ASSOCIATION, INC.
- III. The recording data (i.e., Map or Plat reference) for each Section of the Subdivision is as follows:

Map(s) or Plat(s) Records of Harris County, Texas:

- (i) Maple Ridge Place, Section One (1): Film Code No. 567296 in the Map Records of Harris County, Texas;
- (ii) Maple Ridge Place, Section Two (2): Film Code No. 592283 in the Map Records of Harris County, Texas;
- (iii) Maple Ridge Place, Section Three (3): Film Code No. 605220 in the Map Records of Harris County, Texas;
- (iv) Maple Ridge Place, Section Four (4): Film Code No. 633295 in the Map Records of Harris County, Texas; and
- (v) Maple Ridge Place, Section Five (5): Film Code No. 652140 in the Map Records of Harris County, Texas.
- (vi) Maple Ridge Place, Section Six (6): Film Code No. 567296 in the Map Records of Harris County, Texas; and Annexation Agreement recorded under County Clerk's File No. 20140301425.

- 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:

Deed Restrictions (Deed Records of Harris County, Texas):

- (i) Maple Ridge Place ("M.R. Place"), Section One (1): County Clerk's File Nos. Y092518 and Y126143; and Correction filed under County Clerk's File No. Y195965;
- (ii) Maple Ridge Place, Section Two (2): County Clerk's File No. Z234771;
- (iii) Maple Ridge Place, Section Three (3): County Clerk's File No. 20090035456;
- (iv) Maple Ridge Place, Section Four (4): County Clerk's File No. Y195965, and Annexation Agreement filed under County Clerk's File No. 20120071596; and
- (v) Maple Ridge Place, Section Five (5): County Clerk's File No. 20130197201.
- (vi) Maple Ridge Place, Section Six (6): County Clerk's Film Code No. 656022.

101-2025-9181

V. **PAYMENT PLANS:** This instrument supersedes any prior Payment Plan Policy filed by the Association. The following Payment Plan Policy was approved by at least a majority vote of the Board of Directors of M.R. PLACE COMMUNITY 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), each such Owner(s) is/are automatically approved for a payment plan consisting of: (i) an initial down payment of twenty percent (20%) of the account balance [including the principal amount, any previously incurred late fee(s), interest, and the costs of administering the payment plan] payable to the Association upon return of the signed payment agreement to the Association (*Note:* No late fees will be charged during the course of such a payment plan); and (ii) the remaining balance is to be paid in full in four (4) additional consecutive monthly installments to be timely paid to the Association. The amount of the first monthly payment and/or the last monthly payment may vary.
- 4) **Optional Discretionary Hardship Payment Plan:** At the sole discretion of the Association's Board of Directors, and based on *bonafide* hardship information provided by the Owner(s), the Association may approve a more lenient payment plan. (*Note:* The amount of the initial payment and/or the last monthly payment may vary). "*Bonafide* hardship" may include, but is not limited to, current or recent serious illness, current or recent loss of employment and/or recent unexpected emergency expenditure(s) resulting in severe financial hardship. Additionally, active military service of an Owner may also justify such a lenient payment plan. Alternative payment plan proposals must be submitted to and approved by the Association, and the Association is not obligated to approve any alternative payment plan proposal.
- 5) **No Use of Common Areas 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 swimming pools, tennis courts, park(s) and/or a playground(s). Therefore, merely entering into a payment plan with the Association does not afford the Owner(s) access to any such common area facilities.
- 6) If an Owner(s) default(s) on the payment plan, 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.
- 7) **General Payment Plan Information:** Pursuant to applicable Texas statutory law: (i) 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; (ii) the Association may also charge reasonable costs of administering the payment plan; (iii) the term of a payment plan cannot be less than three (3) months; (iv) the Association is not required to allow a payment plan for any amount that extends more than 18 months

from the date of the owner's request for a payment plan; (v) the Association is not required to enter into a payment plan with an owner who failed to honor the terms of a previous payment plan during the two years following the owner's default under the previous payment plan; (vi) the Association is not required to make a payment plan available to an owner after the period for cure described by *Section 209.0064(b)(3), Title 11, Texas Property Code* expires; and (vii) the Association is not required to allow an owner to enter into a payment plan more than once in any 12-month period.

**CERTIFICATION**

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

**M.R. PLACE COMMUNITY ASSOCIATION, INC.  
(a Texas Non-Profit Corporation)**

By: Marcell Glynn  
MARCELL GLYNN, President

**ACKNOWLEDGMENT**

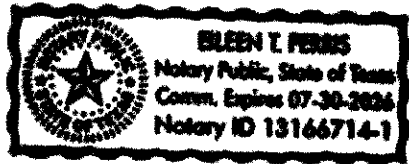
THE STATE OF TEXAS    §  
  §  
  §  
COUNTY OF HARRIS    §

BEFORE ME, A NOTARY PUBLIC, on this day personally appeared MARCELL GLYNN, President of M.R. PLACE COMMUNITY 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 22 day of November, 2024.

[Signature]  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

After recording, return to:  
Consolidated Management Services  
128 Vision Park Boulevard, Suite 110  
Shenandoah, Texas 77384



10125727.111

RP-2025-9181  
# Pages 4  
01/09/2025 11:18 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$33.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

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.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

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