SCANNED

RESOLUTION OF THE BOARD OF DIRECTORS
OF WOODBRIDGE FARMS HOME OWNERS ASSOCIATON, INC.
REGARDING PAYMENT PLAN GUIDELINES
Revised 8-22-18

STATE OF TEXAS S

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILSON S

Pursuant to Section 209.0062, Texas Property Code, **Woodbridge Farms Home Owners Association, Inc.,** acting through its Board of Directors, has adopted the following reasonable guidelines to establish an alternative payment schedule by which an owner may make partial payments for delinquent regular or special assessments or other amounts owed to the Association, to wit:

1. All payment plans must be in writing, signed by one or more owners of property associated with the delinquent balance, approved by the signature of the President of the Association or the Association Manager, and provide that the owner shall pay future assessments when due, in addition to any arrearage payment due under a payment plan;
2. To be qualified for a payment plan an owner must not have failed to honor the terms of two previous payment plans in the two years prior to a request for a new payment plan;
3. No monetary penalties shall accrue on balances while a payment plan is in effect, but reasonable costs associated with administering the plan and interest shall continue to accrue;
4. Any qualified owner who owes a delinquent balance of $300 or less shall be allowed, without deliberation by the Board, to pay that balance in three equal consecutive monthly installments, with the first payment due within the first thirty day period following of the approval of the payment plan;
5. Any qualified owner who owes a delinquent balance of more than $300 shall be allowed, without deliberation by the Board, to pay that balance by paying twenty-five percent of the balance during the first thirty day period following of the approval of the payment plan, with the remaining delinquent balance to be paid in six equal consecutive monthly installments;
6. Any owner may submit a request for a payment plan that does not meet the foregoing guidelines, along with whatever information they wish the Board to consider, and the Board may approve or disapprove such payment plan, in its sole discretion ; and,
7. If an owner who is not qualified to receive a payment plan asks for a payment plan, the Board shall be entitled to approve or disapprove a payment plan, in its sole discretion.

By their signature below the President and Secretary of the Association certify that the foregoing was approved by the Board of Directors of the Association at a duly-called meeting of the Board of Directors at which a quorum of Directors was present, or by signed, unanimous written consent in lieu of a meeting.

Thus executed 12 day of May, 21__

Woodbridge Farms Home Owners Association, Inc.

By: _____
Jeanine Schoenert, Its President

Attest:

By: _____
Lauren Oatman, Its Secretary

STATE OF TEXAS S

COUNTY OF WILSON S

LINDSEY STRICKLAND
Notary Public, State of Texas
Comm. Expires 07-30-2024
Notary ID 132598553

I hereby certify that the foregoing instrument was acknowledged before me, the undersigned Notary, by Jeanine Schoenert, President, Woodbridge Farms Owners Association, Inc., on the date of execution set forth above

_____
Notary Public, State of Texas

STATE OF TEXAS S

COUNTY OF WILSON S

LINDSEY STRICKLAND
Notary Public, State of Texas
Comm. Expires 07-30-2024
Notary ID 132598553

I hereby certify that the foregoing instrument was acknowledged before me, the undersigned Notary, by Lauren Oatman, Secretary, Woodbridge Farms Owners Association, Inc., on the date of execution set forth above.

_____
Notary Public, State of Texas

AFTER FILING AND RECORDING RETURN TO:
Woodbridge Farms Owners Association, Inc.
P.O. Box 780428
San Antonio, Texas 78278-0428

Res: BOD Payment Plan for Woodbridge Farms

VG-677-2021-106748

Wilson County
Eva S. Martinez
Wilson County Clerk

Instrument Number: 106748

Real Property Recordings

Recorded On: May 12, 2021 11:37 AM

Number of Pages: 3

" Examined and Charged as Follows: "

Total Recording: $30.00

********** 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:	106748
Receipt Number:	20210512000007
Recorded Date/Time:	May 12, 2021 11:37 AM
User:	Loretta R
Station:	cclerk03

FA **Record and Return To:**

WOODBRIDGE FARMS HOMW OWNERS ASSOCIATION, INC.

P.O. BOX 780428

SAN ANTONIO TX 78278-0428

STATE OF TEXAS
Wilson County
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 Records of Wilson County, Texas

Eva S. Martinez

Eva S. Martinez
Wilson County Clerk
Floresville, TX