LOS RANCHITOS PARK SUBDIVISION, PHASE III HOMEOWNERS ASSOCIATION, INC.:

Guidelines for Alternative Payment Plans

Date:	June 19, 2023
Property Owners Association:	**LOS RANCHITOS PARK SUBDIVISION, PHASE III HOMEOWNERS ASSOCIATION, INC.**, a Texas non-profit corporation
Property Owners Association's Address:	5701 W. Expressway 83, Harlingen, Texas 78552
Subdivision:	Los Ranchitos Park Subdivision, Phase III, per map or plat recorded in the Map Records of the Cameron County, Texas, Document No. 14587.

Payment Plan Guidelines:

The minimum term for a payment plan offered by the Property Owners Association is three months. The Property Owners 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. The Property Owners Association is not required to enter 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. The Property Owners Association is not required to make a payment plan available to an owner after the 30-day period for cure described by Texas Property Code, Section 209.0064(b)(3) expires. The Property Owners Association is not required to allow an owner to enter a payment plan more than once in any 12-month period.

Administrative Fee: $30.00 each month during the term of the payment plan

Annual Interest Rate: 6%

The Property Owners Association establishes these guidelines to allow owners who are delinquent in payment of a debt to the Property Owners Association to pay the debt in partial payments to avoid monetary penalties. However, delinquency in payment of a debt will result in nonmonetary penalties, such as loss of privileges.

Payments under a payment plan will incur the Administrative Fee and interest at the Annual Interest Rate.

To be entitled to pay a debt under a payment plan, an owner who is delinquent on a debt must submit a written request to the Property Owners Association.

Owners can make no more than one request for a payment plan within a twelve-month period. The Property Owners Association is not required to enter into a payment plan agreement with an owner who failed to honor the terms of a previous payment plan agreement during the two years following the owner's default under the previous payment plan agreement.

LOS RANCHITOS PARK SUBDIVISION, PHASE III HOMEOWNERS ASSOCIATION, INC.

By Patricia C. Baugh

Printed Name: Patricia C. Baugh

Title: President

STATE OF TEXAS §

COUNTY OF CAMERON §

This instrument was acknowledged before me on June 19, 2023 by Patricia C. Baugh, as President, of LOS RANCHITOS PARK SUBDIVISION, PHASE III HOMEOWNERS ASSOCIATION, INC., a Texas nonprofit corporation, on behalf of said nonprofit corporation.

JANELY CAROLINE MARTINEZ
Notary Public, State of Texas
Comm. Expires 03-30-2024
Notary ID 132420780

Janely Martinez
Notary Public, State of Texas

Cameron County
Sylvia Garza-Perez
Cameron County Clerk

Instrument Number: 2023-21780

eRecording - Real Property

Recorded On: June 20, 2023 02:39 PM

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" Examined and Charged as Follows: "

Total Recording: $40.00

********** 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:		**Record and Return To:**
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Station:	cclerk18_14	

STATE OF TEXAS
COUNTY OF CAMERON

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 County, Texas.**

Sylvia Garza-Perez
Cameron County Clerk
Cameron County, TX