

5
CORPORATE CERTIFICATE
TRADITIONS SECTION I MAINTENANCE CORPORATION

Notice
The undersigned certifies that he is the President of Traditions Section I Maintenance Corporation (the "Association"). The Association is the property owners' association for Traditions Section I (previously known as Wimbledon Country Section II), a subdivision in Harris County, Texas (the "Subdivision"). 29

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The Association is a Texas non-profit corporation, and a true and correct copy of the **Payment Plan Policy of Traditions Section I Maintenance Corporation** is attached to this certificate as Exhibit "A."

Signed this 27th day of April, 2012.

TRADITIONS SECTION I MAINTENANCE CORPORATION 102

By:

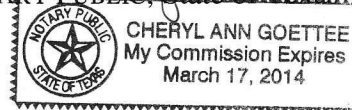
Vincent Vario
VINCENT VARIO, President

STATE OF TEXAS §

COUNTY OF Montgomery §

SWORN TO AND SUBSCRIBED BEFORE ME on the 27th day of April, 2012, by VINCENT VARIO, President of TRADITIONS SECTION I MAINTENANCE CORPORATION, a Texas non-profit corporation, on behalf of said corporation.

Cheryl Goettee
NOTARY PUBLIC, State of Texas



FILED FOR RECORD
8:00 AM

MAY - 7 2012


Sta Stuart
County Clerk, Harris County, Texas

STATE OF TEXAS

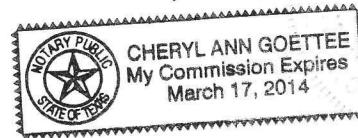
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COUNTY OF Montgomery §

This instrument was acknowledged before me on the 27th day of April, 2012, by VINCENT VARIO, President of TRADITIONS SECTION I MAINTENANCE CORPORATION, a Texas non-profit corporation, on behalf of said corporation.



NOTARY PUBLIC, State of Texas



AFTER RECORDING RETURN TO:

Bryan P. Fowler
The Fowler Law Firm
300 West Davis, Suite 510
Conroe, Texas 77301

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PAYMENT PLAN POLICY OF TRADITIONS SECTION I MAINTENANCE CORPORATION

WHEREAS, the property affected by this Payment Plan Policy is subject to certain dedications, covenants and restrictions (the "Declaration") set out in instruments recorded in the Official Public Records of Real Property at Harris County, Texas, as follows:

- Clerk's File No. H-993114; and

WHEREAS, pursuant to the authority vested in Traditions Section I Maintenance Corporation (the "Association") in the Declaration and as required by the TEXAS PROPERTY CODE, the Board of Directors of the Association (the "Board") hereby promulgates the following Payment Plan Policy.

NOW, THEREFORE, BE IT RESOLVED that the following conditions and requirements are hereby established for Association Payment Plans:

1. Subject to Section 12 below, owners are entitled to make partial payments for delinquent amounts owed to the Association under a Payment Plan in compliance with this Policy.
2. Late fees, penalties and delinquent collection related fees will be not be added to the owner's account while the Payment Plan is active. The Association may impose a fee for administering a Payment Plan. Such fee, if any, will be listed on the Payment Plan form and may change from time-to-time. Interest will continue to accrue during a Payment Plan as allowed under the Declarations. The Association can provide an estimate of the amount of interest that will accrue under any proposed plan.
3. All Payment Plans must be in writing on the form provided by the Association and signed by the owner.
4. The Payment Plan becomes effective and is designated as "active" upon:
 - a. receipt of a fully completed and signed Payment Plan form; and
 - b. receipt of the first payment under the plan; and
 - c. acceptance by the Association as compliant with this Policy.
5. A Payment Plan may be as short as three (3) months and as long as eighteen (18) months based on the guidelines below. The durations listed below are provided as guidelines to assist owners in submitting a Payment Plan.
 - a. Total balance up to 2 times annual assessment ... up to 6 months;
 - b. Total balance up to 3 times annual assessment ... up to 12 months;

- c. Total balance greater than 3 times annual assessment ... up to 18 months.
6. On a case-by-case basis and upon request of the owner, the Board may approve more than one Payment Plan to be executed in sequence to assist the owner in paying the amount owed. The individual Payment Plans may not exceed eighteen (18) months.
7. A Payment Plan must include sequential monthly payments. The total of all proposed payments must equal the current balance plus Payment Plan administrative fees, if any, plus the estimated accrued interest.
8. If an owner requests a Payment Plan that will extend into the next assessment cycle, the owner will be required to pay future assessments by the due date in addition to the payments specified in the Payment Plan.
9. If an owner defaults on the terms of the Payment Plan, the Payment Plan will be voided. The Association will provide written notice to the owner that the Payment Plan has been voided. It is considered a default of the Payment Plan, if the owner:
- a. fails to return a signed Payment Plan form with the initial payment; or
 - b. misses a payment due in a calendar month; or
 - c. makes a payment for less than the agreed upon amount; or
 - d. fails to pay a future assessment by the due date in a Payment Plan which spans additional assessment cycles.

In the absolute discretion of the Association, the Association may waive default under item b, c or d above if the owner makes up the missed or short payment on the immediate next calendar month payment. The Association may, but has no obligation to, provide a courtesy notice to the owner of the missed or short payment.

10. On a case-by-case basis, the Association may agree, but has no obligation, to reinstate a voided Payment Plan once during the original duration of the Payment Plan if all missed payments are made up at the time the owner submits a written request for reinstatement.
11. If a Payment Plan is voided, the full amount due by the owner shall immediately become due. The Association will resume the process for collecting amounts owed using all remedies available under the Declarations and the law.
12. The Association has no obligation to accept a Payment Plan from any owner who has defaulted on the terms of a Payment Plan within the last two (2) years.

This is to certify that the foregoing Payment Plan Policy was adopted by the Board of Directors, effective as of April 24th, 2012, until such date as it may be modified, rescinded or revoked.

The Board of Directors hereby approves and authorizes the above Policy.

Signed this 27th day of April, 2012.

**TRADITIONS SECTION I MAINTENANCE
CORPORATION**

By: Vincent Vario
VINCENT VARIO, President

RECORDER'S MEMORANDUM:

At the time of recordation, this Instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and 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 herein by me, and was duly RECORDED, in the Official Public Records of Real Property of Harris County, Texas.

MAY -7 2012



Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS