

NOTICE  
S

LATE FEE POLICY  
FOR  
CONCORD BRIDGE HOMEOWNER'S ASSOCIATION

1EE

THE STATE OF TEXAS     §  
  §  
COUNTY OF HARRIS     §

I, Helen Montesinos, Secretary of Concord Bridge Homeowner's Association (the "Association"), do hereby certify that a meeting of the Board of Directors of the Association (the "Association") duly called and held on the 13<sup>th</sup> day of January, 2004 with Mary Ann Harvey, Sandra Peters, Andrea Harper, Thomas Oquinn and Scottie Smith being present and being a quorum of the board members and remaining throughout, and being duly authorized to transact business, the following Late Fee Policy was duly approved by a unanimous vote of the members of the Board:

RECITALS:

1. February Fine Increase - The Board discussed imposing an increased penalty for delinquent owners. Discussion ensued regarding the increase of the February fine charge of \$25.00 to \$50.00. Management advised that notification must be sent to all owners prior to implementing the fine thus delaying the charged until February 2005. However, the Board agreed that an additional fine of \$25.00 could be added to March 2004 by way of notation in the late notices to be sent to delinquent owners in February 2004. A motion was made from the floor to approve amending the current collection policy to reflect a \$50.00 late fee in February and to assess an additional \$25.00 fee for March 2004. Seconded and carried. Management will request the resolution filing of the amended be approved and performed by the Association's legal counsel.

RESOLVED, The Concord Bridge Homeowner's Association Board of Directors unanimously approved the amendment of the collection policy to represent a \$50.00 late fee assessed in February of each year to those delinquent homeowners. Notice of such change will be published in the community newsletter.

TO CERTIFY, which witness my hand this 5<sup>th</sup> day of April, 2013.

Concord Bridge Homeowner's Association

1OR

By: Helen Montesinos  
Helen Montesinos  
Its Secretary

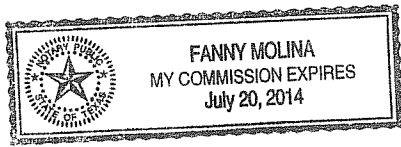
RECEIVED  
APR 1 0 2013

ER 044 - 15 - 0159

THE STATE OF TEXAS   §  
  §  
COUNTY OF HARRIS   §

BEFORE ME, the undersigned notary public, on this 5<sup>th</sup> day of April, 2013 personally appeared Helen Montesinos, Secretary of the Concord Bridge Homeowners Association, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that she executed same for the purpose and in the capacity therein expressed.

Notary Public in and for the State of Texas



Fanny Molina  
Notary Public in and for the State of Texas

UNOFFICIAL COPY

ER 044 - 15 - 0160

20130208936  
# Pages 3  
05/01/2013 13:43:00 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
STAN STANART  
COUNTY CLERK  
Fees 20.00

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.



*Stan Stanart*

COUNTY CLERK  
HARRIS COUNTY, TEXAS