

**RESOLUTION REGARDING
LATE FEES FOR UNPAID ASSESSMENTS
AND RATIFICATION OF PRIOR BOARD ACTION**

**EAGLES POINT HOMEOWNERS ASSOCIATION, INC.
A TEXAS NON-PROFIT CORPORATION**

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF GALVESTON §

THAT WHEREAS, the Articles of Incorporation and Bylaws of Eagles Point Homeowners Association, Inc. ("the Association"), Chapter 204 of the Texas Property Code, and the Texas Business Organizations Code authorize the Association to exercise all powers reasonable and necessary for the governance and operation of the Association;

WHEREAS, Section 204.010(a)(10) of the Texas Property Code authorizes the Association to impose "late charges" for late payments of regular assessments;

WHEREAS, the Association's Board of Directors has previously determined that the imposition of a late charge for unpaid regular assessments was/is necessary and proper, and that such action would serve the best interest of the Association and its members. Such Board of Directors voted to implement a late charge of \$10.00 per month, which vote was taken during the HOA monthly meeting of October 2021. The Board hereby formally ratifies such previous vote, as well as all actions taken in connection therewith, including the resultant imposition of monthly late charges for unpaid annual maintenance charges, and does hereby approve the continuation of such monthly late charge.

NOW, THEREFORE, BE IT RESOLVED that the following Schedule of Late Fees for Unpaid Assessments is hereby adopted and in all respects ratified on behalf of the Association:

Adopted on this 17 day of November, 2022.

EAGLES POINT HOMEOWNERS ASSOCIATION, INC.

CERTIFICATION

"The undersigned, being a Director of Eagles Point Homeowners Association, Inc., hereby certify that the foregoing Resolution was adopted by the Board of Directors of Eagles Point Homeowners

Association, Inc., at a meeting of such Directors at which a quorum was present, or as otherwise authorized by law.”

By:

[Signature]
Director, Eagles Point Homeowners Association, Inc.

Print Name:

Judson McLeod

STATE OF TEXAS

§

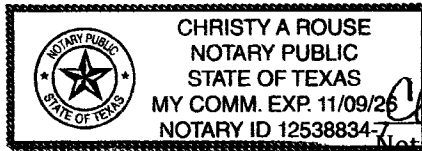
§

COUNTY OF GALVESTON

§

Before me, the undersigned authority, on this day personally appeared Judson McLeod, President (position) of Eagles Point Homeowners Association, Inc., a Texas non-profit corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said entity for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 19 day of December, 2022.



[Signature]
Notary Public, State of Texas

SCHEDULE OF LATE FEES FOR UNPAID ASSESSMENTS

This Schedule of Fees for Unpaid Assessments (the "Schedule") and the ratification of same by the Association's Board of Directors shall apply retroactively, and proactively. This Schedule shall be effective upon signing, and shall thereafter be recorded in the Official Public Records of Real Property of Galveston County, Texas.

Unpaid Annual Assessments – Late Fees

Annual assessments are due on or before January 1st of each successive calendar year. A 30-day grace period (until January 31st) is automatically granted to all Members. During this grace period, late charges shall not accrue against an account, unless a delinquency exists from a previous year.

As of February 1, owners who have not fully paid any outstanding assessment shall be assessed a late charge in the amount of \$10.00. An identical late charge shall be assessed on the first day of each successive calendar month until all outstanding assessments have been paid. All late charges shall be in addition to annual / monthly accrued interest charges for unpaid assessments. Late charge shall be suspended during the term of any payment plan agreement entered into between the Association and a delinquent owner. The Board may require that payment plan agreements be reduced to writing, in conjunction with the Association's recorded Collection Policy, and subsequent amendments and/or supplements thereto.

FILED AND RECORDED

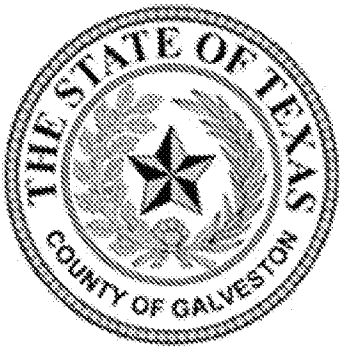
Instrument Number: *2023000301*

Recording Fee: 34.00

Number Of Pages: 4

Filing and Recording Date: 01/03/2023 9:28AM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in cursive script that reads "Dwight D. Sullivan".

Dwight D. Sullivan, County Clerk
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*