

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

**NOTICE OF FILING: AMENDED COLLECTION
POLICY
REM PARK H.A., INC.**

STATE OF TEXAS)
) **KNOW ALL MEN BY THESE PRESENTS**
COUNTY OF TARRANT)

THIS NOTICE OF DEDICATORY INSTRUMENT FILING FOR REM PARK H.A., INC. ("Notice") is made January 9, 2024 by REMINGTON PARK ("The Association")

WITNESSETH:

WHEREAS, the Association is the property owners' association created to manage or regulate the planned development covered by the **Declaration of Covenants, Conditions and Restrictions for REM PARK H.A.**; and

WHEREAS, Section 202.006 of the Texas Property Code provides that a property owners' association must file each dedicatory instrument governing the association that has not been previously recorded in the real property records of the county in which the planned development is located; and

WHEREAS, the Association desires to record the attached dedicatory instrument in the real property records of **TARRANT County**, Texas, pursuant to and in accordance with Section 202.006 of the Texas Property Code and for the purpose of providing public notice of the following dedicatory instrument affecting the owners of property within **REM PARK H.A.** subdivision ("Owner").

NOW THEREFORE, the amended collection policy hereto as Exhibit "A" are originals and are hereby filed of record in the real property records of **TARRANT County**, Texas, in accordance with the requirements of Section 202.006 of the Texas Property Code.

IN WITNESS WHEREOF, the Association has caused this Notice to be executed by its duly authorized agent as of the date first written above.

REM PARK H.A., INC.

By: *Dawn Kelly*
Name: *Dawn Kelly*
Title: *Authorized Agent*

ACKNOWLEDGMENT

STATE OF TEXAS

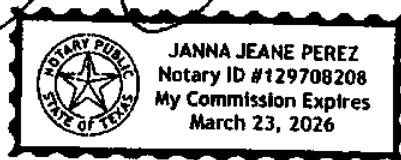
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Dawn Kelly, authorized agent of **REM PARK H.A., INC.**

known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed the same for the purposed and consideration therein expressed on behalf of said corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this 10th day of January, 2024

Janna Jeane Perez



**Remington Park Homeowners Association
COLLECTION POLICY**

Remington Park HOA collection process covers all amounts due by homeowners including annual dues, special assessments, and fines for violations of Covenants, Conditions, and Restrictions (as covered in the October 17, 2023 Amended Violation and Fining Policy)

The Collection process includes the following steps *unless authorized exceptions to this process are communicated in writing from the Board of Directors* through the Association Manager, complying with Texas Property Code.

NOTICE	Description	Fees
<p align="center">First Notice (30 Days to Cure)</p>	<p>Sent via first class mail or email</p> <ul style="list-style-type: none"> ➤ Issued by the billing department after the Association's late date as a statement showing the total amount due. Late after 30 days due. ➤ Only issued to owners with a balance of \$25 or more, not on a payment plan. ➤ Interest applied on balances of \$25 and greater 	<p align="center">Late Fee: \$25 + Collection Fee (\$15)</p>
<p align="center">Second Notice (30 Days to Cure)</p>	<p>Sent via first class mail or email</p> <ul style="list-style-type: none"> ➤ Issued by the billing department after the Association's late date as a statement showing the total amount due. Late after 30 days due. ➤ Only issued to owners with a balance of \$25 or more, not on a payment plan. ➤ Interest applied on balances of \$25 and greater 	<p align="center">Late Fee: \$50 + Collection Fee (\$15)</p>
<p align="center">Third Notice (45 Days to Cure)</p>	<p>Notice is mailed certified and first class mail</p> <ul style="list-style-type: none"> ➤ Issued by the billing department as a Late Letter (typically 30 days after the first notice). This is referenced as a Chapter 209 letter. ➤ Includes the Fair Debt Collection verbiage and allows the account holder 45 days from receipt of notice to address the delinquent account. ➤ A statement of account is provided 	<p align="center">Late Fee: \$100 + Collection Fee (\$25)</p>
Referral to Legal Counsel		
<p align="center">Fair Debt Notice from Legal Counsel (35 Days to Cure)</p>	<ul style="list-style-type: none"> • This is a demand letter sent from the counsel of the association. This step is approved by the board before the legal process begins. 	<p align="center">Late Fee: \$50 + Collection Fee (\$25) + Attorney Costs</p>

Ordering Title Report	<ul style="list-style-type: none"> If no response from the account holder, a title search is ordered. Process takes approximately 10 days. 	<p>Title Search & Attorney Costs Applied to Account</p>
Lien Filing	<ul style="list-style-type: none"> The billing department will proceed with an Authorization to Lien unless the Board of Directors stipulates otherwise. The Lien is filed with the county clerk in Tarrant County and is a legal record of debt, owed and secured against the property. 	<p>Late Fee: \$50 + Collection Fee (\$25) + Attorney Costs and Lien Filing Costs</p>
Foreclosure	<ul style="list-style-type: none"> Authorization of Foreclosure must be in writing during a meeting of the Board. The written approval is to be in the form of Board Approved meeting minutes or signature or approval from a Board meeting. A signed Assignment of Substitutes Trustee Deed is required to be signed by the Board Members allowing legal counsel to move forward. 	<p>Late Fee: \$50 + Collection Fee (\$25) + Attorney Costs and all Court Costs</p>