

HOMEOWNERS ASSOCIATION OF WEST FORK, INC.
FEES POLICY

WHEREAS, the Homeowners Association of West Fork, Inc., a Texas non-profit corporation; (the "Association"), which is governed by its Board of Directors (the "Board"), is the governing entity of the West Fork, Sections One and Two subdivisions and authorized to enact this Policy; and

WHEREAS, this Fees Policy applies to the operation and utilization of property within the West Fork, Sections One and Two subdivisions as recorded with Map and Plat Records of Montgomery County, Texas, as follows:

West Fork, Sections 1 and 2, additions in Montgomery County, Texas, according to the maps or plats thereof recorded in the Map Records of Montgomery County, Texas, under Clerk's File Nos. 2002-063277 and 2004-014617, respectively, along with any amendments or replats thereof (cumulatively referred to as the "Subdivision"); and

WHEREAS, the Board of Directors of the Association desires to establish guidelines to administer Fees to offset costs to the Association for Architectural Control and other administrative activities as allowed by the By-Laws; and, the Declaration of Covenants, Conditions and Restrictions ; and

NOW THEREFORE, the Board of Directors of the Association hereby adopts the following Fees Policy pursuant to Section 3.5 of the DCCRs, and the authority granted to the Board by the provisions of the By-laws:

This fees policy was approved by the Board of Directors for the Homeowners Association of West Fork, Inc., on the 27 day of September, 2013, to be effective on November 1, 2013.

Assessments (Paid to Association):

- 1) Annual Assessment (Due on January 1, Late on February 1) \$500.00
2) Special Assessment (TBD at time of need)
3) Corrective Assessment (TBD - Due upon correction of non-compliance event)

Refundable Deposits & Other Non-Refundable Fees:

Refundable fees:

- 1) Infrastructure Damage Deposit (i.e., New Construction / Pool, etc.) \$1,000.00

Non-Refundable fees:

- 2) ACC Plan Processing Fee (Due upon submittal of plans & specs.) \$30.00
3) Late Payment Fee (Due if assessment not paid by January 30) \$100.00
4) Interest Rate (Begins to accrue March 1 on unpaid assessments) 18%
5) Lot Transfer Fee (Due upon closing - Paid to Management) \$100.00
6) Quote Fee (Paid to Management) \$50.00

The Association, through its Board of Directors, shall have and may exercise discretionary authority concerning the restrictive covenants contained herein.

CERTIFICATION

“I, the undersigned, being the President of the Homeowners Association of West Fork, Inc., hereby certify that the foregoing Resolution was adopted by at least a majority of the Association Board of Directors.”

By: Laurie Anderson, President

Print name: Laurie Anderson

ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

BEFORE ME, the undersigned authority, on this day personally appeared Laurie Anderson, President of the Homeowners Association of West Fork, Inc., and known by me to be the person whose name is subscribed to the foregoing document and, being by me first duly sworn, declared that he is the person who signed the foregoing document in his representative capacity and that the statements contained therein are true and correct.

Given under my hand and seal of office this the 27 day of September, 2013.

Ronnda Jorgensen
Notary Public, State of Texas

RETURN TO:
Holt & Young, P.C.
9821 Katy Freeway, Suite 350
Houston, Texas 77024



FILED FOR RECORD

10/04/2013 11:14AM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF MONTGOMERY

I hereby certify 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 Montgomery County, Texas.

10/04/2013



County Clerk
Montgomery County, Texas