

204



NOTICE OF DEDICATORY INSTRUMENTS
for
VILLAGES OF TOWN CENTER OWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

The undersigned, being the Secretary of Villages of Town Center Owners Association, Inc. ("Association"), a property owners' association as defined in Section 202.001 of the Texas Property Code hereby certifies as follows:

1. Property: The Property to which the Notice applies is described as follows:

- (a) Villages of Town Center, Section One, a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded under Slide No. 901B of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats; if any.
- (b) Villages of Town Center, Section II, a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded under Slide No. 1442B of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats; if any.
- (c) Villages of Town Center, Section III, a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded under Slide No. 1508B of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats; if any.
- (d) Villages of Town Center, Section Four, a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded under Slide Nos. 1674A and B and amended under Slide Nos. 1756A and B of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats; if any.
- (e) Villages of Town Center, Section Five, a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded under Slide Nos. 2283A and B of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats; if any.
- (f) Villages of Town Center, Section Six, a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded under Slide Nos. 2474A and B and replatted under Slide Nos. 2516B and 2517A of the Plat Records of Fort Bend County, Texas and all amendments to or replats of said maps or plats; if any.

2. Restrictive Covenants: The description of the documents imposing restrictive covenants on the Property, the amendments to such documents, and the recording information for such documents are as follows:

a. Documents:

3. All Payment Plan(s) must be in writing, preferably on the Association's approved form (a copy of which is attached hereto). The Association may, in its discretion, accept a letter submitted by the Owner, if the letter specifies all necessary provisions of the Payment Plan.
4. The Payment Plan becomes effective and is designated as "active" upon:
 - a. receipt of a fully completed and signed Payment Plan form or otherwise acceptable letter from the Owner; and
 - b. receipt of the first payment under the Plan; and
 - c. acceptance by the Association as compliant with this Policy; and
 - d. installments under the Plan being current and of good and sufficient tender.
5. A Payment Plan may be as short as three (3) months and as long as eighteen (18) months. The length of a Payment Plan is at the sole discretion of the Board and will be based on the amount owed, the Owner's past payment history, and any extraordinary circumstances that the Board deems necessary and appropriate for consideration in determining the duration of a Payment Plan.
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 Plan may not exceed eighteen (18) months.
7. A Payment Plan must provide for consecutive monthly installments. The total of all proposed payments must equal the current balance plus Payment Plan administrative fees, if any, plus the estimated accrued interest, if applicable.
8. If an Owner requests a Payment Plan that will extend into the next assessment billing cycle, the Owner will be required to pay any and all future assessments by the due date, or by no later than the delinquent date to be reflected on the subsequent year's assessment billing, 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 or otherwise acceptable letter from the Owner with the initial payment by the agreed-upon initial payment due date; 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, or by no later than the delinquent date to be reflected on the subsequent year's assessment billing, in a Payment Plan which spans additional assessment cycle(s).

In the absolute discretion of the Association, the Association may waive default under items b, c, or d above if the Owner notifies the Association, the Managing Agent or the Association's attorney of the late or short payment, and thereafter, makes up a

- (1) Declaration of Covenants, Conditions and Restrictions of Villages of Town Center Section One.
- (2) Termination of Covenants, Conditions, and Restrictions of Villages of Town Center Section One.
- (3) Declaration of Covenants, Conditions and Restrictions of Villages of Town Center Section One.
- (4) Ratification of Declaration of Covenants, Conditions and Restrictions of Villages of Town Center Section One.
- (5) Supplement to the Declaration of Covenants, Conditions and Restrictions of Villages of Town Center Section One Pertaining to the Annexation of Villages of Town Center, Sections II and III.
- (6) Second Supplement to the Declaration of Covenants, Conditions and Restrictions of Villages of Town Center Section One Pertaining to the Annexation of Villages of Town Center, Section Four.
- (7) Declaration of Covenants, Conditions and Restrictions of Villages of Town Center Section Five.
- (8) First Amendment to Declaration of Covenants, Conditions and Restrictions of Villages of Town Center Section Five.
- (9) Certificate of Annexation Approval.
- (10) Annexation Agreement.
- (11) Annexation and Use Agreement.
- (12) Assignment of Rights, Powers and Interest.
- (13) Supplemental Declaration of Covenants, Conditions and Restrictions of Villages of Town Center, Section Six.
- (14) Certificate of Annexation Approval.
- (15) Annexation Agreement.

b. Recording Information:

- (1) Fort Bend County Clerk's File No. 8848658.
- (2) Fort Bend County Clerk's File No. 8906348.
- (3) Fort Bend County Clerk's File No. 8906349.
- (4) Fort Bend County Clerk's File No. 8936057.
- (5) Fort Bend County Clerk's File No. 9638305.
- (6) Fort Bend County Clerk's File No. 9882985.
- (7) Fort Bend County Clerk's File No. 2002053669.
- (8) Fort Bend County Clerk's File No. 2003005154.

- (9) Fort Bend County Clerk's File No. 2003005155.
- (10) Fort Bend County Clerk's File No. 2003005156.
- (11) Fort Bend County Clerk's File No. 2003005157.
- (12) Fort Bend County Clerk's File No. 2003010976.
- (13) Fort Bend County Clerk's File No. 2003177028.
- (14) Fort Bend County Clerk's File No. 2004010108.
- (15) Fort Bend County Clerk's File No. 2004010109.

3. Other Dedicatory Instruments: In addition to the Restrictive Covenants identified in Paragraph 2 above, the following document is a Dedicatory Instrument governing the Association which was previously recorded in the Official Public Records of Real Property of Fort Bend County, Texas:

a. Document:

- (1) Certificate of Corporate Resolution of Villages of town Center Owners Association, Inc. Collection Policy for Delinquent Accounts.
- (2) Instrument to Record Dedicatory Instruments.
- (3) Instrument to Record Additional Dedicatory Instruments.
- (4) Instrument to Record Revised Dedicatory Instruments.

b. Recording Information:

- (1) Fort Bend County Clerk's File No. 2007058177.
- (2) Fort Bend County Clerk's File No. 1999111604.
- (3) Fort Bend County Clerk's File No. 2002006498.
- (4) Fort Bend County Clerk's File No. 2002139826.

4. Dedicatory Instruments: In addition to the Dedicatory Instruments identified in Paragraph 3 above, the following documents are Dedicatory Instruments governing the Association:

- a. Guidelines Relating to Rain Barrels and Rain Harvesting Systems, Solar Energy Devices, Storm and Energy Efficient Shingles, Flags, and Religious Items for Villages of Town Center Owners Association, Inc.
- b. Payment Plan Policy for Villages of Town Center Owners Association, Inc.
- c. Payment Plan for Villages of Town Center Owners Association, Inc.
- d. Records Retention Policy for Villages of Town Center Owners Association, Inc.
- e. Open Records Policy for Villages of Town Center Owners Association, Inc.

True and correct copies of such Dedicatory Instruments are attached to this Notice.

This Notice is being recorded in the Official Public Records of Real Property of Fort Bend County, Texas for the purpose of complying with Section 202.006 of the Texas Property Code. I hereby certify that the information set forth in this Notice is true and correct and that the copies of the Dedicatory Instruments attached to this Notice are true and correct copies of the originals.

Executed on this 29 day of December, 2011.

**VILLAGES OF TOWN CENTER OWNERS
ASSOCIATION, INC.**

By: _____

Joe Soto, Secretary

THE STATE OF TEXAS §
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COUNTY OF FOA Bend §

BEFORE ME, the undersigned notary public, on this 29 day of December, 2011 personally appeared Joe Soto, Secretary of Villages of Town Center Owners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.

Notary Public in and for the State of Texas

Return to:
Butler | Hailey
8901 Gaylord Drive, Suite 100
Houston, Texas 77024
209119

