



Quail Creek Homeowners Association
QCHOA INC.

ALTERNATIVE PAYMENT SCHEDULE GUIDELINES FOR CERTAIN ASSESSMENTS

The following guidelines are established by the Board of Directors (the “**Board**”) of QCHOA, Inc. (the “**Association**”) in accordance with Section 209.0062ⁱ of the Texas Property Code:

Upon the request of an owner of a lot governed by the Association (an “**Owner**”), the Association shall enter into an alternative payment schedule by which the Owner may make partial payments to the Association for delinquent regular or special assessments or any other amount owed to the Association without accruing additional monetary penalties (an “**Alternative Payment Schedule**”), subject to the following guidelines:

1. An Alternative Payment Schedule is only available to Owners who have delinquent regular assessments, special assessments, or any other amount owed to the Association.
2. An Alternative Payment Schedule will not be made available, except in the sole discretion of the Board, for the following:
 - a) to Owners who have failed to honor the terms of a previous Alternative Payment Schedule during the two years following the Owner’s default of such prior Alternative Payment Schedule, or
 - b) to an Owner after the period for cure offered by a third-party collection agent as described by Texas Property Code Section 209.0064(b)(3) expires, or
 - c) to an Owner more than once in any 12-month period.
3. During the course of an Alternative Payment Schedule, additional monetary penalties, other than reasonable costs associated with administering the Alternative Payment Schedule and interest, shall not be charged against an Owner.
4. The minimum term for an Alternative Payment Schedule is three (3) months from the date of the Owner’s request for an Alternative Payment Schedule. The maximum term for an Alternative Payment Schedule is eighteen (18) months from the date of the Owner’s request for an Alternative Payment Schedule. The Board may at its sole discretion extend the term beyond 18 months.
5. All other terms of an Alternative Payment Schedule are at the sole discretion of the Board.

This policy shall supersede and render null and void any previously adopted priority of payment/payment plan policy to the extent that the terms of such policy are contradictory.

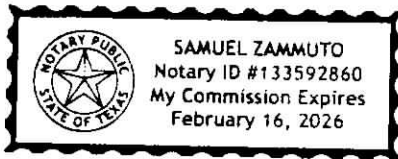
The foregoing Alternative Payment Schedule Guidelines were duly adopted by the Board of the Association on the 17th day of October, 2022.

QCHOA, INC.

By: [Signature]
Name: Robert A. Steinhagen, President

STATE OF TEXAS §
 §
COUNTY OF ROCKWALL §

This instrument was acknowledged before me on this 24th day of FEBRUARY, 2023, by (name) ROBERT STEINHAGEN, the (title) PRESIDENT of QCHOA, Inc., a Texas non-profit corporation, on behalf of said corporation.



[Signature]
Notary Public, State of Texas

ⁱ Property Code Title 11, § 209.0062 Added by Acts 2011, 82nd Leg., R.S., Ch. 1282 (H.B. 1228), Sec. 2, eff. January 1, 2012. Amended by: Acts 2015, 84th Leg., R.S., Ch. 1183 (S.B. 1168), Sec. 18, eff. September 1, 2015.

Filed and Recorded
Official Public Records
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