

THE CARRIAGE HILLS COMMUNITY IMPROVEMENT ASSOCIATION  
RULES AND REGULATIONS RE: LATE FEE AND ADMINISTRATIVE FEE POLICY

The property encumbered by these Rules and Regulations Re: Late Fee and Administrative Fee Policy (the "Rules and Regulations") is that property initially restricted by the Dedication of Restrictions for Carriage Hills Section I, recorded in Volume 1054, Page 840 (the "Section I Restrictions") in the Montgomery County Real Property records, and that property initially restricted by the Dedication of Restrictions for Carriage Hills Section II and III, recorded in Volume 1107, Page 309 in the Montgomery County Real Property records (referred to hereinafter as the "Section II & III Restrictions"). The Section I Restrictions, the Section II & III Restrictions and as same may have been or may be amended from time to time shall hereafter be collectively referred to as the "Dedication of Restrictions".

In addition, any other subdivisions which have been, or may be subsequently annexed into the Carriage Hills subdivision thereto and made subject to the authority of the Carriage Hills Community Improvement Association (the "Association") shall be encumbered by these Rules and Regulations. All capitalized terms are defined as set out in the Dedication of Restrictions or the Bylaws of the Association (hereafter referred to as the "Bylaws") unless otherwise noted herein. If there is a conflict between the definition in the Dedication of Restrictions and the Bylaws, the definition in the Dedication of Restrictions shall control.

Pursuant to Paragraph 26 of the Dedication of Restrictions, the Association, acting through its Board of Directors shall have the right to enforce by any proceeding law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or thereafter imposed.

Pursuant to Article VI, Section 6.17(a) of the By-Laws, the Board of Directors shall be empowered and shall have additional duties and authority to administer and enforce the covenants, conditions, restrictions, uses, limitations, obligation and all other provision set forth in the Dedication of Restrictions, in the Bylaws, and in such rules and regulations as the Board of Directors may from time to time establish.

Pursuant to the authority vested in the Bylaws and the Dedication of Restrictions, the Board of Director's have adopted the following provisions in these Rules and Regulations:

1. **LATE CHARGE**

A late charge of fifty dollars (\$50.00) on any assessment that is delinquent as of February 1<sup>st</sup> of every calendar year will be charged and an additional late charge of twenty-five dollars (\$25.00) will be charged on the first of every subsequent month until the assessment account balance is paid in full. The late charges will be added to the Owner's assessment account.

2. **INTEREST**


If an assessment is deemed delinquent, the Association shall charge an interest rate of ten percent (10%) per annum on the delinquent assessment until the assessment is paid in full.

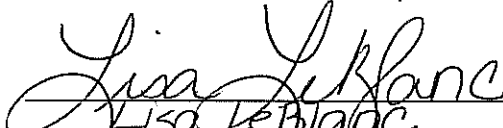
3. ENFORCEMENT OF DEDICATION OF RESTRICTIONS

Should a certified letter be sent for a violation of the Dedication of Restrictions or a notice of non-payment of assessments, an administrative fee of thirty (\$30.00) will be charged to the assessment account.

ADOPTED by the Board of Director's of the Carriage Hills Community Improvement Association, on this the 18<sup>th</sup> day of November, 2008 and to be effective upon the recording of these Rules of Regulation in the Real Property Records of Montgomery County, Texas.

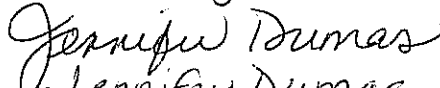
CARRIAGE HILLS COMMUNITY IMPROVEMENT ASSOCIATION.

  
\_\_\_\_\_  
Cathy Phillips, Director

  
\_\_\_\_\_  
Lisa LeBlanc, Director

  
\_\_\_\_\_  
Morris W. Dubs, Director

  
W.C. Royster  
W.C. Royster

  
Jennifer Dumas  
Jennifer Dumas

CERTIFICATION

I, the undersigned, do hereby certify:

That I am the duly elected and acting Secretary of the Carriage Hills Community Improvement Association;

That the foregoing Rules and Regulations were unanimously adopted in writing by the Board of Directors on the 18<sup>th</sup> day of November, 2008

IN WITNESS WHEREOF, I have hereunto subscribed my name this the 18 day of November, 2008.

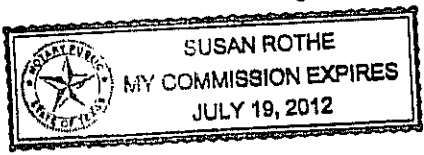
*Lisa LeBlanc*  
Name: Lisa LeBlanc  
Title: Secretary

STATE OF TEXAS  
COUNTY OF MONTGOMERY

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§  
§

BEFORE ME, on this day personally appeared Lisa LeBlanc the Secretary of the Carriage Hills Community Improvement Association, known by 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 purposes and consideration therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

Given under my hand and seal of office, this 18 day of November, 2008.



*Susan Rothe*  
Notary Public - State of Texas

After Recording Please Return To:  
Stephanie L. Quade  
Roberts Markel P.C.  
2800 Post Oak Blvd., 57<sup>th</sup> Floor  
Houston, TX 77056

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*Mark Turnbull*  
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 Real Property at Montgomery County, Texas.

JAN 15 2009



*Mark Turnbull*  
County Clerk  
Montgomery County, Texas