

**NOTICE OF FILING DEDICATORY INSTRUMENTS FOR THE TURNBRIDGE  
MANOR HOMEOWNERS' ASSOCIATION, INC.**

STATE OF TEXAS       §  
                                  §  
COUNTY OF COLLIN   §

**KNOW ALL MEN BY THESE PRESENTS**

This Notice of Filing of Dedicatory Instruments for **THE TURNBRIDGE MANOR HOMEOWNERS' ASSOCIATION, INC.**, is made on this the 24<sup>th</sup> day of April, 2020 on behalf of **THE TURNBRIDGE MANOR HOMEOWNERS' ASSOCIATION, INC.** (the "Association").

**WHEREAS**, the Association is the property owners' association created by its owners to manage or regulate the planned development known as **THE TURNBRIDGE MANOR HOMEOWNERS' ASSOCIATION, INC.** and subject to the Declaration of Restrictive Covenants for **THE TURNBRIDGE MANOR HOMEOWNERS' ASSOCIATION, INC.** filed in the Deed Records of Collin County, Texas and as therein after amended from time to time (the "Declaration"), which development is more particularly described in the Declaration; 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 Collin County, Texas, pursuant to and in accordance with Section 202.006 of the Texas Property Code; and

**NOW, THEREFORE**, the following dedicatory instruments are the originals, or exact copies thereof, and is hereby filed of record in the real property records Collin County, Texas, in accordance with Section 202.006 of the Texas Property Code

Exhibit A:     Turnbridge Manor Homeowners Association, Inc. Collection Policy

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

THE TURNBRIDGE MANOR HOMEOWNERS' ASSOCIATION, INC.

By: Thomas L. Kapioltas

Its: Authorized Agent

*[Handwritten signature]*

STATE OF TEXAS §  
  §  
COUNTY OF COLLIN §

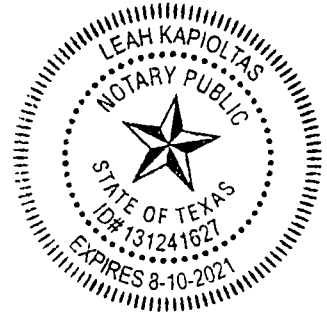
This instrument was acknowledged before me on the 24<sup>th</sup> day of April, 2020, by Thomas L. Kapioltas the Authorized Agent for The Turnbridge Manor Homeowners' Association, Inc.

*[Handwritten signature]*  
\_\_\_\_\_  
Notary Public in and for the State of Texas

Notary stamp or seal:

**AFTER RECORDING RETURN TO:**

**The Kapioltas Law Firm, PLLC  
Attn: Thomas L. Kapioltas  
2150 S. Central Expressway  
Suite 200  
McKinney, Texas 75070**



**TURNBRIDGE MANOR HOMEOWNERS ASSOCIATION, INC.  
COLLECTION POLICY**

**WHEREAS**, the Declaration for Turnbridge Manor was recorded on 11/26/2001 as Document Number 05069 03622 in the Real Property Records of Collin County, Texas;

**WHEREAS**, the Board of Directors has established these reasonable guidelines regarding collection of delinquent homeowner payments;

**THEREFORE, THE BOARD OF DIRECTORS HEREBY RESOLVES THAT**, as of \_\_\_\_\_ the Board of Directors adopts the following Collection Policy ('Policy'):

**Collection of Association Dues**

Homeowner's dues, one-time or special assessments, late charges, interest and collection costs, including any attorneys' fees are the personal obligation of the owner of the property at the time the dues or other sums are levied.

Regular homeowner's dues are due and payable on the January and July 1<sup>st</sup>. All other assessments or sums owed are due and payable on the date specified by the Board (or Managing Agent) on the notice of assessment. One-time assessments will be noticed at least thirty (30) days prior to the due date.

Below is a table and timeline of Collection Activity and Fees associated with any dues, one-time or special assessments that are not paid in a timely manner.

<b>Late Date</b>	<b>Action to be Taken</b>	<b>Late Charges/Interest/Collection Fees</b>
30 Days Past Due Date	30 Day Notice	<ul style="list-style-type: none"> <li>• Late fee of \$30 will be applied to the homeowner's account</li> <li>• Subsequent Collection Fees may be placed by Managing Agent consistent with Texas Legislation and Management Contract</li> </ul>
60 Days Past Due Date	60 Day Notice	<ul style="list-style-type: none"> <li>• Late fee of \$30 will be applied to the homeowner's account</li> <li>• Subsequent Collection Fees may be placed by Managing Agent consistent with Texas Legislation and Management Contract</li> </ul>
90 Days Past Due Date	90 Day Notice	<ul style="list-style-type: none"> <li>• Late fee of \$30 will be applied to the homeowner's account</li> <li>• Subsequent Collection Fees may be placed by Managing Agent consistent with Texas Legislation and Management Contract</li> </ul>
120 Days Past Due Date	Referral to Attorney Notice sent via Certified Mail	<ul style="list-style-type: none"> <li>• Late fee of \$30 will be applied to the homeowner's account</li> <li>• Subsequent Collection Fees may be placed by Managing Agent consistent with Texas Legislation and Management Contract</li> </ul>
150 Days Past Due Date	Account will be turned over to the Association's Collection attorney and Collection Activity will	<ul style="list-style-type: none"> <li>• Late fee of \$30 will be applied to the homeowner's account every thirty (30) days that payment is not received</li> </ul>

**TURNBRIDGE MANOR HOMEOWNERS ASSOCIATION, INC.  
COLLECTION POLICY**

	continue pursuant to requirements outlined in Texas Legislature and the Fair Debt Collection Act.	<ul style="list-style-type: none"><li>• Subsequent Collection Fees may be placed by Managing Agent consistent with Texas Legislation and Management Contract</li><li>• Subsequent Attorney Fees may be placed by the Association's attorney consistent with Texas Legislation and Attorney Agreement</li></ul>
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***\*\*\* All fees are subject to a 10% Interest charge\*\*\****

***\*\*\*Owed Balance is Compounding and will continue to grow each month that balance remains delinquent\*\*\****

[Signatory Page to Follow]

