



DOC #2018096298

CORPORATE CERTIFICATE
COMMUNITY ASSOCIATION OF DEER TRAIL TWO

The undersigned certifies that he is the Attorney for Community Association of Deer Trail Two (the "Association"). The Association is the property owners' association for Deer Trail Two Section 1, Deer Trail Two Section 2, Deer Trail Two Section 3 and Deer Trail Two Section 4, subdivisions in Montgomery County, Texas, according to the maps or plats thereof recorded in the Map Records of Montgomery County, Texas (collectively the "Subdivision").

The Association is a Texas nonprofit corporation, and attached to this certificate is a true and correct copy of the Association's **SCHEDULE OF ASSESSMENTS, FEES AND OTHER CHARGES**.

Signed this 1st day of October, 2018

COMMUNITY ASSOCIATION OF DEER TRAIL
Two

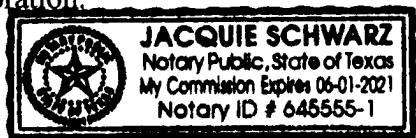
BRYAN P. FOWLER, Attorney

STATE OF TEXAS

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COUNTY OF MONTGOMERY

SWORN TO AND SUBSCRIBED BEFORE ME on the 1st day of October, 2018, by **BRYAN P. FOWLER**, Attorney for COMMUNITY ASSOCIATION OF DEER TRAIL TWO, a Texas nonprofit corporation.



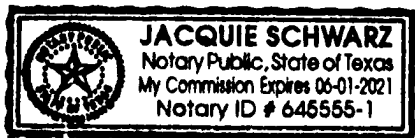
Notary Public -State of Texas

THE STATE OF TEXAS

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COUNTY OF MONTGOMERY

This instrument was acknowledged before me on the 1st day of October, 2018, by **BRYAN P. FOWLER**, Attorney for COMMUNITY ASSOCIATION OF DEER TRAIL TWO, a Texas nonprofit corporation, on behalf of said corporation.



Notary Public -State of Texas

AFTER RECORDING RETURN TO:

BRYAN P. FOWLER
The Fowler Law Firm
300 West Davis, Suite 510
Conroe, Texas 77301

COMMUNITY ASSOCIATION OF DEER TRAIL TWO

SCHEDULE OF ASSESSMENTS, FEES AND OTHER CHARGES

WHEREAS, the property affected by this Schedule of Assessments, Fees and Other Charges is subject to certain dedications, covenants and restrictions (the "Declaration") set out in instruments recorded in the Official Public Records of Montgomery County, Texas, as follows:

- **Deer Trail Two Section 1** - Clerk's File No. 2014-123713, Official Records, Montgomery County, Texas
- **Deer Trail Two Section 2** - Clerk's File No. 2015-019797, Official Records, Montgomery County, Texas; First Amendment - Clerk's File No. 2017-019119, Official Records, Montgomery County, Texas
- **Deer Trail Two Section 3** - Clerk's File No. 2016-042422, Official Records, Montgomery County, Texas; First Amendment - Clerk's File No. 2017-019118, Official Records, Montgomery County, Texas
- **Deer Trail Two Section 4** - Clerk's File No. 2017-039456, Official Records, Montgomery County, Texas; and

WHEREAS, pursuant to the authority vested in the COMMUNITY ASSOCIATION OF DEER TRAIL TWO (the "Association") in the Declaration and as required by the TEXAS PROPERTY CODE, the Board of Directors of the Association (the "Board") hereby promulgates the following Schedule of Assessments, Fees and Other Charges; and

WHEREAS, TEXAS PROPERTY CODE Section 204.010 permits the Association, acting through its board of directors, to regulate the use, maintenance, repair, replacement, modification, and appearance of the Subdivision, to adopt and amend rules regulating the collection of assessments and application of payments, and to exercise all other powers necessary and proper for the governance and operation of the Association; and

WHEREAS, the Association desires to publish and publicly post in a clear and unambiguous manner the current schedule and amount of these assessments, fees and other charges for the benefit of the membership and those dealing with the Association; and

WHEREAS, at a regular meeting of the Board of Directors, said meeting of the Board of Directors being properly called and a quorum being present, came to be heard the matter of adoption of the Schedule of Assessments, Fees and Other Charges, attached hereto as Exhibit "A", being part of the document placed before the Board for approval;

NOW THEREFORE BE IT RESOLVED that the Association does hereby adopt the attached Schedule of Assessments, Fees and Other Charges, and orders that it be posted in the public record and communicated to the general membership of the Association.

Nothing herein shall be construed to limit the Board's right to exercise any and all remedies available to the Board in its efforts to enforce the Declaration or other dedicatory instruments of the Association. Specifically, and without limitation, the Board is authorized to file a lawsuit in a court of competent jurisdiction to collect any annual or special assessment levied against the owner personally obligated to pay same, and to foreclose the vendor's lien reserved in the Declaration.

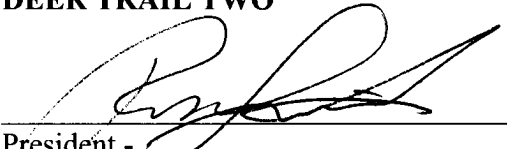
This Policy is effective upon recordation in the Official Public Records of Montgomery County, Texas, and supersedes any schedule of assessments, fees and other charges, which may have previously been in effect. Except as affected by the TEXAS PROPERTY CODE and/or by this Policy, all other provisions contained in the Declaration or any other dedicatory instruments of the Association shall remain in full force and effect.

This is to certify that the foregoing Association's Schedule of Assessments, Fees and Other Charges was adopted by the Board of Directors until such date as it may be modified, rescinded or revoked.

The Board of Directors hereby adopts, approves and authorizes the attached Schedule of Assessments, Fees and Other Charges.

Signed this 28 day of September, 2018.

**COMMUNITY ASSOCIATION OF
DEER TRAIL TWO**



President -

ATTEST



Secretary -

After Recording, Return To:

BRYAN P. FOWLER
The Fowler Law Firm
300 W. Davis, Suite 510
Conroe, Texas 77301

EXHIBIT "A"

COMMUNITY ASSOCIATION OF DEER TRAIL TWO SCHEDULE OF ASSESSMENTS, FEES AND OTHER CHARGES

Returned check fee \$25.00, plus any fees charged by financial institution

Architectural Control Application fee. up to \$25.00/project

Architectural Non-Compliance fine \$100.00 per offense, in accordance to policy

Deed Violation fine \$100.00 per offense, in accordance to policy

Interest on Unpaid Assessments. If an assessment or charge is not paid within thirty (30) days of the due date, it shall bear interest from the original due date until paid at the lesser of eighteen percent (18%) per annum or the highest non-usurious rate permitted by law

NOTE: Payment plans are available upon request in accordance with the Association's Payment Plan Policy.

FILED FOR RECORD
10/02/2018 03:49PM

Mark Turnbull

COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was filed in the file number
sequence on the date and time stamped herein
by me and was duly RECORDED in the Official Public
Records of Montgomery County, Texas.

10/02/2018



Mark Turnbull

County Clerk
Montgomery County, Texas