PI2-20110232756-3

SCANNED

RESOLUTION OF THE BOARD OF DIRECTORS OF CROSS MOUNTAIN RANCH HOMEOWNERS ASSOCIATION, INC. REGARDING PAYMENT PLAN GUIDELINES

STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR §

Although historically payment of the modest assessments of members of Cross Mountain Ranch Homeowners Association, Inc. has not been a problem (annual assessments have been less than $100), pursuant to Section 209.0062, Texas Property Code, CROSS MOUNTAIN RANCH HOMEOWNERS Inc., ("CMR" or "Association" herein), acting through its Board of Directors, has adopted the following reasonable guidelines to establish an alternative payment schedule by which an owner may make partial payments for delinquent regular or special assessments or other amounts owed to the Association, to wit:

1. All payment plans must be in writing, signed by one or more owners of the property associated with the delinquent balance, approved by the signature of the President of the Association or the Association Manager, and provide that the owner shall pay future assessments when due, in addition to any arrearage payment due under a payment plan;

2. To be qualified for a payment plan an owner must not have failed to honor the terms of two previous payment plans in the two years prior to a request for a new payment plan;

3. No monetary penalties shall accrue on balances while a payment plan is in effect, but reasonable costs associated with administering the plan and interest shall continue to accrue;

4. Any qualified owner who owes a delinquent balance of $300.00 or less shall be allowed, without deliberation by the Board, to pay that balance in three equal consecutive monthly installments, with the first payment due within the first thirty day period following of the approval of the payment plan;

5. Any qualified owner who owes a delinquent balance of more than $300.00 shall be allowed, without deliberation by the Board, to pay that balance by paying twenty-five percent of the balance during the first thirty day period following of the approval of the payment plan, with the remaining delinquent balance to be paid in six equal consecutive monthly installments;

6. Any owner may submit a request for a payment plan that does not meet the foregoing guidelines, along with whatever information they wish the Board to consider, and the Board may approve or disapprove such payment plan, in its sole discretion; and,

7. If an owner who is not qualified to receive a payment plan asks for a payment plan, the Board shall be entitled to approve or disapprove a payment plan, in its sole discretion.

By their signatures below the President and Treasurer of the Association certify that the foregoing was approved by the Board of Directors of the Association at a duly-called meeting of

the Board of Directors at which a quorum of Directors was present, or by signed, unanimous written consent in lieu of a meeting.

Thus executed this _____ day of December, 2011

CROSS MOUNTAIN RANCH HOMEOWNERS ASSOCIATION, INC.

By: Carlos DeLeon
Carlos DeLeon, Its President

ATTEST:

By: Stephen Surratt
Stephen Surratt, Its Treasurer

STATE OF TEXAS §
§
COUNTY OF BEXAR §

CARLOS DeLeon CD

I hereby certify that the forgoing instrument was acknowledged before me, the undersigned Notary, by Cross Mountain Ranch Homeowners Association, Inc.'s President, on the date of execution set forth above.

Mónica M. Guerra
Notary Public, State of Texas

MONICA M GUERRA NOTARY PUBLIC STATE OF TEXAS EXPIRES 4/14/2015

STATE OF TEXAS §
§
COUNTY OF BEXAR §

I hereby certify that the forgoing instrument was acknowledged before me, the undersigned Notary, by Stephen Surratt Treasurer of Cross Mountain Ranch Homeowners Association, Inc. on the date of execution set forth above.

Mónica M. Guerra
Notary Public, State of Texas

MONICA M GUERRA NOTARY PUBLIC STATE OF TEXAS EXPIRES 4/14/2015

AFTER RECORDING RETURN TO:

Cross Mountain Ranch Homeowners Association
Peter L. Kilpatrick
Langley & Banack, Inc.
745 E. Mulberry
San Antonio, Texas 78212