

Denton County
Juli Luke
County Clerk

Instrument Number: 85714

ERecordings-RP

CERTIFICATE

Recorded On: August 10, 2023 03:07 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$42.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 85714
Receipt Number: 20230810000526
Recorded Date/Time: August 10, 2023 03:07 PM
User: Lisa T
Station: Station 9

Record and Return To:

Corporation Service Company



STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

AFTER RECORDING, PLEASE RETURN TO:

**Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1717 Main Street
Suite 4600
Dallas, Texas 75201**

**CERTIFICATE AND MEMORANDUM OF RECORDING OF
DEDICATORY INSTRUMENTS
FOR
AERO VALLEY PROPERTY OWNERS ASSOCIATION**

**STATE OF TEXAS §
 §
COUNTY OF DENTON §**

The undersigned, as attorney for Aero Valley Property Owners Association, a Texas nonprofit corporation, for the purpose of complying with Section 202.006 of the Texas Property Code and to provide public notice of the following dedicatory instrument affecting the owners of property described in the Consolidated Restrictions and Declaration of Governing Authority for development areas in the F.M. Woodward Survey Abstract 1420 (Aero Valley Estates, Northeast Addition), G. Ramsdale Survey Abstract 1428 (Southeast Development, West Development, Southwest Development Phases 1 & 2, Ted C. Fischer Addition), dated October 25, 2019, recorded at Document No. 2019-136773, Real Property Records, Denton County, Texas; the Amended Northwest Development restrictions dated and recorded June 3, 2019, at Document No. 2019-63922, Real Property Records, Denton County, Texas; the East Runway Safety Zone Restrictions, dated January 29, 1982, recorded at Volume 1137, Page 932, Real Property Records, Denton County, Texas; the Original Northwest Development restrictions dated and recorded April 18, 1983, at Volume 1208, Page 944 and corrected at Volume 1889, page 9, May 19, 1986, Real Property Records, Denton County, Texas, including any amendments and supplements thereto

("Property"), hereby states that the dedicatory instrument attached hereto is a true and correct copy of the following:

- **Collections Payment Plan Policy (Exhibit A).**

All persons or entities holding an interest in and to any portion of the Property are subject to the foregoing dedicatory instrument until amended. The attached dedicatory instrument replaces and supersedes all previously recorded dedicatory instruments addressing the same or similar subject matter and shall remain in force and effect until revoked, modified, or amended by the Board of Directors.

IN WITNESS WHEREOF, Aero Valley Property Owners Association, has caused this Certificate and Memorandum of Recording of Dedicatory Instruments to be recorded in the Official Public Records of Denton County, Texas.

**AERO VALLEY
PROPERTY OWNERS ASSOCIATION,
a Texas nonprofit corporation**

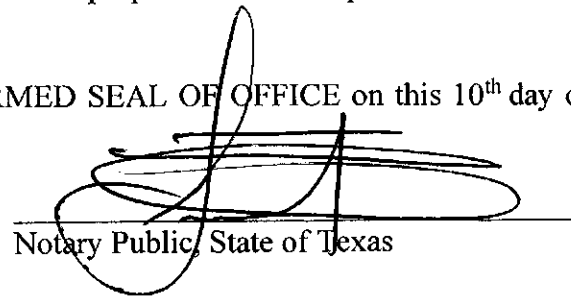


By: _____
Its: Attorney

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Vinay B. Patel, attorney for Aero Valley Property Owners Association, a Texas nonprofit corporation, known to me to be the person whose name is subscribed on the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND AFFIRMED SEAL OF OFFICE on this 10th day of August, 2023.



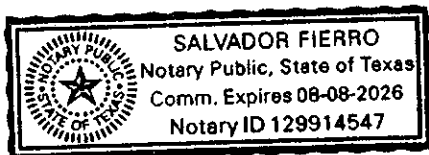
Notary Public, State of Texas

Exhibit A

This Collection Payment Plan Policy was duly introduced, seconded and was thereafter adopted at regular scheduled meeting of the Board of Directors, at which a quorum was present, by a majority vote of the members of the Board of Directors present and eligible to vote on this matter.

Dated: August 5, 2023

AVPOA COLLECTIONS PAYMENT PLAN POLICY

The Board maintains the sole authority to enter into payment plans with the property owners in accordance with applicable law, the Payment Plan Policy, and the Governing Documents. The property owner may, upon written request, petition the Board of Directors to establish a payment plan for the purpose of resolving a delinquent account.

1. The Association will allow payment plans for repayment of delinquent amounts with a minimum of three (3) months' duration and a maximum of twelve (12) months' duration.
2. Assessments that become due and are added to the property owner's account during the term of the payment plan must be paid when due in addition to repayment of delinquent amounts or must be addressed in the payment plan.
3. The Association will charge a fee to negotiate, establish and initiate a payment plan for the owners' delinquent balance and charge a monthly fee to administer the plan for the duration of the payment plan.
4. The plan must include the total debt owed to the Association, including late fees, interest, fines, attorneys' fees, and other collection costs.
5. There shall be no waiver of any charges on the property owner's account unless the owner submits a request for consideration of a full or partial waiver.
6. To be eligible for a payment plan, the property owner must not have defaulted on a prior payment plan within the two (2) year period preceding the request for a payment plan.
7. Interest on the unpaid balance on the property owner's account may be charged during the payment plan.
8. The plan must contain a schedule setting forth the date that each payment will be made and the exact amount of each payment to be made.
9. Payment plans approved after the account has been turned over to the Association's attorney for collection must be paid in certified funds.
10. Payment plans approved after notice has been given to a property owner that the property is in foreclosure must include a minimum amount established by the Board of Directors in the individual payment plan request and the initial payment must be received on or before the deadline established by the Association's attorney.

Resolved Date: 6/13/2023

Eric Branyan, AVPOA President Eric Branyan

Robert Smith, AVPOA Vice President Robert Smith

Mike Love, AVPOA Secretary Mike Love

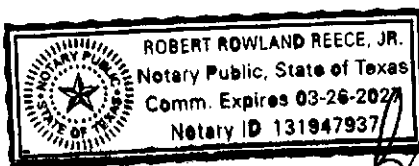
Larry Martin, AVPOA Treasurer Larry Martin

Carey Sharp, AVPOA Board Member Carey Sharp

Mike Welch, AVPOA Board Member Not Present

Scott Miller, AVPOA Board Member Scott Miller

Notarized: Robert Reece



Robert Rowland Reece Jr.