



**MAINTENANCE FEE POLICY OF  
STONECREST RANCH PROPERTY OWNERS' ASSOCIATION**

**WHEREAS**, the property affected by this Maintenance Fee Policy is subject to certain dedications, covenants and restrictions (the "Declaration") set out in instruments recorded in the Official Public Records of Real Property at Montgomery County, Texas, as follows:

1. Clerk's File No. 9656512 - "Declaration of Covenants, Conditions and Restrictions for Stonecrest Ranch" ("Covenants"); and
2. Clerk's File No. 9719411 - "Variance and Waiver of Restrictions"; and
3. Clerk's File No. 2006-03796 - "Notice Regarding Deed Restrictions for Stonecrest Ranch";

**WHEREAS**, pursuant to Section 8.9 of the Covenants and the authority vested in Stonecrest Ranch Property Owners' Association (the "Association") to adopt rules and regulations deemed necessary or desirable with respect to the interpretation of the Declaration, the Board of Directors of the Association (the "Board") hereby promulgates the following Maintenance Fee Policy.

**NOW, THEREFORE, BE IT RESOLVED** that the following procedures and requirements are hereby established for the assessment and collection of fees for the Maintenance Fund provided in the Declaration ("Maintenance Fees"):

1. The Maintenance Fees shall be assessed annually and cover the periods from January 1<sup>st</sup> through December 31<sup>st</sup> of each calendar year.
2. Assessment amounts will be determined by the Board prior to the beginning of the next calendar year in which assessments are due.
3. Maintenance Fees are due on January 1<sup>st</sup> of each year and property owners have a 30 day grace period in which to pay such fees without incurring interest.
4. For any Maintenance Fees not paid by February 1<sup>st</sup> of the year due, such fees will accrue interest at the lesser of (i) the rate of eighteen percent (18%) per annum or (ii) the maximum rate permitted by law, beginning on February 1<sup>st</sup> until paid.
5. Any unpaid Maintenance Fees and accrued interest will be subject to foreclosure if not paid by July 1<sup>st</sup> of the year in which the assessment is made.
6. The provisions hereof are subject to the Payment Plan Policy of Stonecrest Ranch Property Owners Association - Clerk's File No. 2013038986, Official Public Records of Real Property, Montgomery County, Texas.
7. Remedies for non-payment of Maintenance Fees, interests and other charges shall be in accordance with the Declaration.

Except as affected by the TEXAS PROPERTY CODE and/or by this Policy, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.

This is to certify that the foregoing Maintenance Fee Policy was adopted by the Board of Directors, effective as of this date, until such date as it may be modified, rescinded or revoked.

The Board of Directors hereby approve and authorize the above Policy.

Signed this 30 day of NOVEMBER, 2016

STONECREST RANCH PROPERTY OWNERS'  
ASSOCIATION

By: Thomas Seigler  
Tom Seigler, President

*After recording return to:*



Investment Management Co.  
3500 West Davis, Ste. 190  
Conroe, TX 77304

**CORPORATE CERTIFICATE  
STONECREST RANCH PROPERTY OWNERS' ASSOCIATION**

The undersigned certifies that he is the President of Stonecrest Ranch Property Owners' Association (the "Association"). The Association is the property owners' association for Stonecrest Ranch a Subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in the Map Records of Montgomery county, Texas (the "subdivision").

The Association is a Texas non-profit corporation, and attached to this certificate is a true and correct copy of the Maintenance Fee Policy of Stonecrest Ranch Property Owners' Association.

Signed this 30 day of NOVEMBER, 2016.

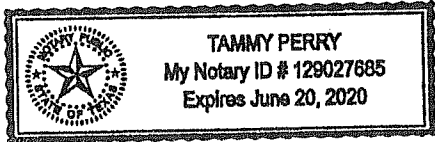
**STONECREST RANCH PROPERTY OWNER'S  
ASSOCIATION**

By: *Thomas Seigler*  
Tom Seigler, President

STATE OF TEXAS §

COUNTY OF MONTGOMERY §

Sworn to and Subscribed before me on the 30 day of November, 2016, by TOM SEIGLER, as President of the STONECREST RANCH PROPERTY OWNERS' ASSOCIATION, a Texas Non-profit corporation, on behalf of said corporation.

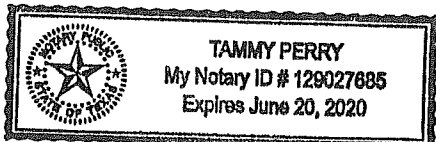


*Tammy Perry*  
Notary Public, State of Texas

THE STATE OF TEXAS §

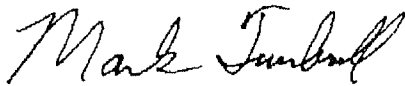
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the 30 day of November, 2016, by TOM SEIGLER, as President of the STONECREST RANCH PROPERTY OWNERS' ASSOCIATION, a Texas Non-profit corporation, on behalf of said corporation.



*Tammy Perry*  
Notary Public, State of Texas

FILED FOR RECORD  
12/12/2016 01:39PM



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.

12/12/2016



County Clerk  
Montgomery County, Texas