

## City by the Sea Property Owner's Association

### Delinquent Account Policy

Approved by the Board of Directors  
June 14, 2014

The City by the Sea Property Owner Association's Board of Directors, (the POA) considered, approved and adopted the following Delinquent Account Policy during its regularly scheduled meeting held on June 14, 2014.

The following monetary penalties, interest, fees and other charges shall be imposed and assessed pursuant to this Delinquent Account Policy on all delinquent accounts beginning July 1, 2014.

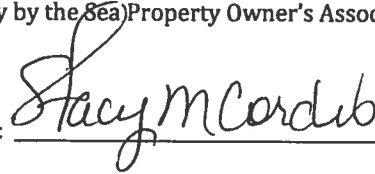
1. **Annual Lot Assessments.** Annual lot assessments shall be mailed by regular US mail to each owner before January 1 of each year. Annual lot assessments are due upon receipt, and considered delinquent if not paid by March 31st.
2. **Enforcement Fines.** Once an owner has been found guilty of a Structural Maintenance, Disabled Vehicles or a Fireworks Violation, and the fine or other POA assessments or charges are not paid within 30 days, the owner's account shall be considered delinquent and subject to POA's Delinquent Account Policy.
3. **Delinquent Account Fees and Charges.** All delinquent accounts shall incur the following additional charges and fees:
  - a. **Interest.** Once delinquent, all accounts shall accrue interest at 18% per year. Interest shall accrue on the total amount owed.
  - b. **Legal Fees.** Each delinquent account shall be charged for POA fees incurred for outside legal advice. The minimum legal fee charge shall be \$100.
  - c. **POA Administrative Fee.** Each delinquent account shall be charged \$200 per year reimbursing the POA for administrative fees and overhead costs.
  - d. **Lien Filings with Aransas County.** Delinquent accounts shall be charged \$135 for each lien filed by the POA with Aransas County.
4. **Non-Exclusive Remedies.** The imposition of monetary penalties, interest, and other charges and fees provided by this policy shall not be construed to be an exclusive remedy, and shall be in addition to all rights and remedies to which the POA may otherwise be entitled including, without limitation, the filing of an Affidavit of Non-Compliance in the Real Property Records of Aransas County, Texas, and/or the limitation of legal proceedings

seeking injunctive relief and/or damages, attorneys fees, court costs and all other remedies, at law or in equity, to which the POA is entitled.

The Board of Directors of the City by the Sea Property Owners' Association duly adopted this policy on the 14<sup>th</sup> day of June 2014.

City by the Sea Property Owner's Association

By: \_\_\_\_\_



Stacy M. Cordes, President

**Effective July 1, 2014  
Delinquent Account Policy**

CERTIFICATION

"I the undersigned, being the Secretary of the City by the Sea Property Owner's Association, Inc. hereby certify that the foregoing Delinquent Account Policy was adopted by at least a majority of the City by the Sea Property Owner's Association's Board of Directors."

*Beth A Moore*

Beth A Moore, Secretary  
City by the Sea Property Owner's Association

THE STATE OF TEXAS

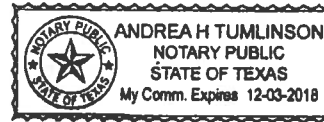
COUNTY OF ARANSAS

This instrument was acknowledged before me on the 23<sup>rd</sup> day of January 2015, by Beth A. Moore, Secretary of CBTS Property owner's Association, Inc, on behalf of said.

*Andrea H Tumlison*

Notary Public, State of Texas

My Commission Expires:



**AFTER FILING, RETURN TO:**

Beth Moore, Secretary  
CBTS Property Owner's Association  
P.O. Box 13  
Aransas Pass, Texas 78335

**FILED FOR RECORD IN  
OFFICIAL PUBLIC RECORDS**

AT 2:29 P.M.

*3/29*

**INDEXED**

**JAN 23 2015**

STATE OF TEXAS - COUNTY OF ARANSAS  
I hereby certify that this instrument was FILED on the date and at the time affixed hereon by me and was duly RECORDED in the OFFICIAL PUBLIC RECORDS of ARANSAS COUNTY, TEXAS, as stamped hereon by me.



*Valerie K. Amason*  
VALERIE K. AMASON, COUNTY CLERK,  
ARANSAS COUNTY, TEXAS