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RECORD OF DEDICATORY INSTRUMENTS (PURSUANT TO PROPERTY CODE § 202.006)

SUMMERSET ESTATES PROPERTY OWNERS ASSOCIATION INC.

Number of Units 288
Declaration File Code 2003031932

Declaration Film Code 272-10-2567

Items attached to be filed:

- ✓ Management Certificate
- ✓ By – Laws
- ✓ Rules and Regulations
- ✓ Articles of Incorporation
- ___ Architectural Control Guidelines
- ✓ Other Payment Plan Policy, Collection + Fine Policy, Records Retention and Production

TOTAL # OF PAGES TO BE FILED: ____

AFFIDAVIT IN COMPLIANCE WITH SECTION 202.006 OF TITLE 11 OF THE TEXAS PROPERTY CODE

THE STATE OF TEXAS §
COUNTY OF MONTGOMERY §

BEFORE ME, the undersigned authority, on this day personally appeared John M. Hughes, who, being duly sworn according to law, stated the following under oath:

"My name is John M. Hughes. I am fully competent to make this Affidavit. I have personal knowledge of the facts stated herein, and they are all true and correct.

I am President of JDH Association Management, the management team for Summerset Estates Property Owners Association, Inc., a Texas Non-profit Corporation (the "Association"). I am also a custodian of the records for the Association and I have been authorized by the Association's Board of Directors to sign this Affidavit.

The Association is a "property owners' association" as that term defined in *Title 11 of the Texas Property Code.* The Association's jurisdiction includes, but may not be limited to the tract or parcel of land consisting of that certain tract of land known as "SUMMERSET ESTATES SECTION ONE" being a Subdivision of 129.849 acres of land situated in the T. & N.O.R.R. Survey, A-785, Montgomery County, Texas, according to the plat ("Plat") of said Summerset Estates Section One, recorded in the office of the County Clerk of Montgomery County, Texas, after having been approved as provided by law, and being recorded in the Map Records of Montgomery County, Texas at Cabinet T, Sheets 130 through 135, Map Records of Montgomery County, Texas (hereinafter referred to as the "Property" or the "Subdivision").

Attached hereto are the originals of, or true and correct copies of, the following dedicatory instruments, including known amendments or supplements thereto, governing the Association, which instruments have not previously been recorded. The documents attached hereto are subject to being supplemented, amended or changed by the Association. Any questions regarding the dedicatory instruments of the Association may be directed to the Association at 15201 East Freeway, Suite 205, Channelview, Texas 77530 phone number: 281-457-5341.

SIGNED on this the 8th day of December, 2011.

John M. Hughes, President
JDH Association Management

SUMMERSET ESTATES PROPERTY OWNERS ASSOCIATION, INC.
PAYMENT PLAN POLICY

This payment plan was approved by the Board of Directors for Summerset Estates Property Owners Association, Inc., on the 8th day of December, 2011.

1) Owners are entitled to one approved payment plan to pay their annual assessments.

2) All payment plans require a down payment and monthly payments.

3) Upon request, all owners are automatically approved for a payment plan consisting of **10%** down with the balance paid off in **9** monthly installments.

4) If an owner defaults on the payment plan, the payment plan is automatically terminated and the Association is not obligated to make another payment plan with the owner for the next two years.

5) Alternative payment plan proposals must be submitted to and approved by the Association. The Association is not obligated to approve alternative payment plan proposals. No proposed payment plan may be shorter than 3 months or longer than 18 months.

6) The Association can not charge late fees during the course of a payment plan, but can charge interest at the rate it is entitled to under its Governing Documents and can charge reasonable costs of administering the payment plan. The term of a payment plan cannot be less than three months or more than 18 months.

HOMEOWNERS ASSOCIATION CERTIFICATION

"I, the undersigned, being the President of the SUMMERSET ESTATES Property Owners Association, Inc., hereby certify that the foregoing Resolution was adopted by at least a majority of the Association Board of Directors."

By: _____, President

Print Name: Loris n Allen Jr

AFTER RECORDING RETURN TO:

JDH ASSOCIATION MANAGEMENT
1776 Woodstead Court #103
The Woodlands, TX 77380

G MARIE BARAJAS
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES
MAY 7, 2016

JDH ASSOCIATION MANAGEMENT in accordance to revisions in Texas Property code 2011