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**BINGLEWOOD CIVIC CLUB, INC.**  
[www.binglewood.com](http://www.binglewood.com)  
Email: [contact@binglewood.com](mailto:contact@binglewood.com)

**COLLECTION POLICY**

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- I. **Subdivision Name.** The name of the subdivision is "Binglewood."
- II. **Association Name.** The name of the Association is "Binglewood Civic Club, Inc." (the "Association").
- III. **Recording Information.** The recording data (i.e., Map or Plat reference) Deed Restrictions, and Declaration of Covenants, Conditions and Restrictions for each Section of the Subdivision is as shown on Schedule A attached hereto (collectively, the "Deed Restrictions").
- IV. **Collection Policy.** Each lot in Section Six of the Subdivision is subject to a mandatory annual membership fee assessment (the "Section Six Assessment"), pursuant to the Section Six Declaration (as defined on Schedule A). At a minimum, the amount of Section Six Assessments will always equal that set by the Board for Sections One through Five (which shall also be equal). The Association provides a number of services for Section Six. The obligation to pay the annual Section Six Assessment is mandatory for all property owners. The Association's current Collection Policies and Procedures are as follows:
  - A. The Association mails out invoices for the Section Six Assessment at least thirty (30) days before the due date.
  - B. Payment in full is due annually in advance on January 1 of each year. However, there is no late fee, penalty or interest charged so long as the full payment is received by the Association on or before January 31 of each year.
  - C. Should an owner fail to pay the full amount of the Section Six Assessment currently due on or before January 31 of any year, the Association will apply the following schedule:
    - 1. At any time after January 31, the Association may authorize the preparation and recording of an Affidavit or Notice of Lien (e.g., identifying the delinquent property by address and legal description, identifying the Owner(s), and evidencing the amount of the current delinquency).
    - 2. A late fee of \$10.00 will be added to each delinquent account on February 1.
    - 3. A delinquent statement including penalty and interest, late fees and any other additional fees will be mailed in February or March.

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4. A second delinquent statement including penalty and interest, late fees and any other additional charges will be mailed in March or April.
5. An administrative fee of \$25.00 will be applied to each delinquent account in April of each year.
6. A delinquency letter offering a payment plan and a copy of the Association's payment plan policy will be mailed in April or May.
7. All delinquent amounts for which payment arrangements have not been made, or payment arrangements in default for one (1) year and which are still outstanding as of February 1 of the following year, will be referred to the Association's attorney for legal demand letters.
8. All delinquent amounts, whether handled by the Association's attorney or the Association's Board of Directors (the "Board"), are subject to periodic review by the Board or a special committee appointed by the Board for such purpose.
9. **ALL ITEMS PLACED WITH THE ASSOCIATION'S ATTORNEY WILL REMAIN WITH THE ATTORNEY'S OFFICE UNTIL PAID IN FULL.**

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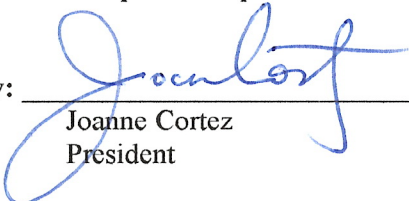
**CERTIFICATION**

“I, the undersigned, being the President of Binglewood Civic Club, Inc., hereby certify that the foregoing Collection Policy was adopted by a majority of the Association’s Board of Directors, and such Collection Policy has not been modified or repealed, and is now in full force and effect.”

DATED this 30<sup>th</sup> day of December 2020.

**BINGLEWOOD CIVIC CLUB, INC.,**  
a Texas nonprofit corporation

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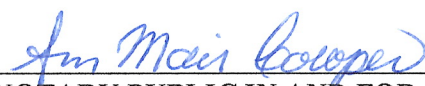
By:   
Joanne Cortez  
President

**ACKNOWLEDGMENT**

THE STATE OF TEXAS     §  
  §  
COUNTY OF HARRIS     §

BEFORE ME, a notary public, on this day personally appeared Joanne Cortez, President of **BINGLEWOOD CIVIC CLUB, INC.**, a Texas nonprofit corporation, known to me to be the person whose name is subscribed to the foregoing instrument and, being by me first duly sworn, declared that she executed same in the capacity and for the consideration therein expressed, and as the act and deed of such corporation.

Given under my hand and seal of office on this the 30<sup>th</sup> day of December 2020.

  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

Attachment:  
Schedule A – Deed Restrictions

After recording, return to:  
Binglewood Civic Club, Inc.   
P.O. Box 430943  
Houston, Texas 77243-0943  
Email: [contact@binglewood.com](mailto:contact@binglewood.com)



**Binglewood Civic Club, Inc.**  
Collection Policy

**Schedule A**  
**Deed Restrictions**

The recording data (i.e., Map or Plat reference) Deed Restrictions, and Declaration of Covenants, Conditions and Restrictions for each Section of the Subdivision is as follows:

Section 1:

- a. Plat of Binglewood Section I recorded November 29, 1954, under Clerk's File No. 1346846, in Volume 47, Page 39, of the Map and/or Plat Records, Harris County, Texas; and
- b. Binglewood Subdivision [Covenants, Conditions, Easements, Restrictions and Reservations] dated November 30, 1954 recorded December 9, 1954, under Clerk's File No. 1352209, in Volume 2866, Page 20, of the Deed Records, Harris County, Texas.

Section 2:

- a. Plat of Binglewood Section 2 recorded August 4, 1955, in Volume 49, Page 68, of the Map and/or Plat Records, Harris County, Texas;
- b. Restrictions of Binglewood Subdivision, Section Two dated August 4, 1955 recorded October 18, 1955, in Volume 3010, Page 655, of the Deed Records, Harris County, Texas; and
- c. Protective Covenants dated April 19, 1984 recorded April 30, 1984, under Clerk's File No. J479835, of the Official Public Records of Harris County, Texas (as to Lot 155, Block 13).

Section 3:

- a. Plat of Binglewood Section 3 recorded September 13, 1956, in Volume 53, Page 53, of the Map and/or Plat Records, Harris County, Texas;
- b. Restrictions of Binglewood Subdivision, Section III dated March 22, 1957 recorded June 24, 1957, under Clerk's File No. 1756500, in Volume 3339, Page 379, of the Deed Records, Harris County, Texas; and
- c. Plat of Binglewood Section 4 & Replat of Lot 360, Block 21 Binglewood Section 3 recorded February 05, 1959, in Volume 58, Page 22, of the Map and/or Plat Records, Harris County, Texas (as to Lot 360, Block 21 only of Section 3).

Section 4:

- a. Plat of Dr. B. P. Wright Subdivision recorded March 29, 1892, in Volume 67, Page 161, of the Deed Records, Harris County, Texas; and
- b. Restrictions of Binglewood Subdivision, Section IV, recorded May 13, 1959, in Volume 3700, Page 108, of the Deed Records, Harris County, Texas.

Section 5:

- a. Plat of Dr. B. P. Wright Subdivision recorded March 29, 1892, in Volume 67, Page 161, of the Deed Records, Harris County, Texas; and

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- b. Restrictions dated February 17, 1964 recorded February 19, 1964, in Volume 5423, Page 30, of the Deed Records, Harris County, Texas.

Section 6:

- a. Plat of Binglewood Section 6 recorded August 15, 1996, under Film Code No. 379146, of the Map and/or Plat Records, Harris County, Texas;
- b. Plat of Amended Plat of Binglewood Section 6 recorded June 18, 1997, under Film Code No. 389080, of the Map and/or Plat Records, Harris County, Texas; and
- c. Declaration of Covenants, Conditions and Restrictions Binglewood Section Six Subdivision dated April 22, 1997, and recorded in the Official Public Records of Real Property of Harris County, Texas under Clerk's File No. S432058, Film Code No. 512-84-3669 (the "Section Six Declaration"). IFE

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**RECORDER'S MEMORANDUM:**  
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

FILED FOR RECORD

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Monday, January 4, 2021



COUNTY CLERK, HARRIS COUNTY, TEXAS

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.

THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED; in the Official Public Records of Real Property of Harris County Texas

Monday, January 4, 2021



COUNTY CLERK  
HARRIS COUNTY, TEXAS