



DOC #2025123600

# RESTRICTIVE COVENANT AGREEMENT

of

# WOODLAND LAKES CIVIC CLUB, INC.

**Exhibits Included:**  
**A. Collection Policy**

Recorded Dec. 2, 2025

With the Montgomery County Clerk

Document No. 2025123600

THIS DOCUMENT IS A COPY OF THE ORIGINAL RECORD AND IS NOT A REPRODUCTION OF THE ORIGINAL RECORD.

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11/20/2025  
11/20/2025

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**RESTRICTIVE COVENANT AGREEMENT  
of  
WOODLAND LAKES CIVIC CLUB, INC.**

This Restrictive Covenant Agreement (hereinafter: RCA) is made by and among the WOODLAND LAKES CIVIC CLUB, INC. (hereinafter: WLCC) Board of Directors and majority vote of the legal property owners of the WLCC, and is in effect for all members of the Woodland Lakes Community, residential and commercial, whose entrance is FM 1488 and E. Lakeshore Dr, Magnolia, TX.

This Restrictive Covenant Agreement works hand-in-hand with the WLCC By Laws.

WHEREAS, it is the desire and intention of all the parties hereto to restrict said land according to a common plan as to use and permissible construction, so that all of said lands shall be benefited and each successive owner of all or part of said lands shall be benefited by the preservation of the value and the character of said lands.

NOW, THEREFORE, it is hereby declared that all of the property described above shall be held, sold, and conveyed subject to the following easements, restrictions, covenants, and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and shall be binding on all parties having any right, title, or interest in or to the above described property of any part thereof, and their heirs, successors, and assigns, and which easements, restrictions, covenants, and conditions shall insure to the benefit of each owner thereof.

These amended restrictions and covenants for Woodland Lakes Subdivision are made in lieu of the previous restrictions recorded in Volume 842, pages 161, Volume 1075, pages 142, 143, and 144, and Volume 602, pages 162 and 163 and Volume 734, pages 868 and 869 and any other restrictions as might be earlier, or later recorded in the Deed Records, Montgomery County, Texas.

The previous filing dates and recordings can be found in the latest edition of the WLCC By-Laws.

**USE RESTRICTIONS**

**1 - Type of Buildings permitted:**

All lots shall be used for residential purposes only and no building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling.

- a. All lots shall be used for RESIDENTIAL purposes only, with the exception of the lots facing FM 1488 which are permitted as COMMERCIAL (see section 1.19), based on Montgomery County rules and permits.
- b. Every structure or addition shall be approved in writing by the Civic Club prior to construction. Civic Club permits will be issued after County building permits have been obtained. All permitted building, construction, and improvements shall be completed within twelve (12) months from the approval date of the Building Permit Application.
- c. "Manufactured Housing" and "Barndominium" types of houses are restricted.
- d. "Conex Containers" or similar types of storage buildings are only allowed in the rear of the property, normally not in public view.

**2 - Minimum Floor Area:**

- a. Any single story residence constructed on said lots must have a ground floor area of not less than 1,000 square feet of ground floor living area, exclusive of open or screened porches, terraces, patios, driveways, carports, and garages.

- b. The 2<sup>nd</sup> floor of any residence must have not less than 300 square feet of 2<sup>nd</sup> floor living area, exclusive of open or screened porches, terraces, patios, driveways, carports, and garages.

**3 - Exterior Walls and Roofs:**

- a. No residential structure shall have exposed tar paper, aluminium (except aluminium siding normally used on residences), corrugated iron, roll brick siding or similar materials on the exterior walls or roof.
- b. Roofing materials shall be in compliance with materials and procedures listed in the Texas Property Code 202.011. Small utility buildings whose sizes are 12' x 12' or smaller are exempt.

**4 - Setbacks:**

- a. No buildings in any section (1, 2, 3, 4, 5, 6, 7, 8, 9) shall be located nearer than 35 feet of any of the front property lines or nearer than 10 feet to any side lines of said property. All utility buildings or sheds are to be built to the rear of each property following setback rules.
- b. For the purpose of this covenant – eaves, steps and open porches shall not be considered as a part of the building; provided, however, that this shall not be constructed to permit any portion of the building on any lot to encroach upon another lot.
- c. Note: Montgomery County and local utilities maintain a maintenance easement from the center of the county road, approximately 35 feet towards any lot.

**5 - Prohibited Residential Uses:**

- a. No structure of a temporary character - trailer, mobile home, basement, tent, shack, garage, or other outbuilding shall be used on any lot at any time as a residence, either temporarily or permanently.
- b. Commercial enterprises which cause any increase in community traffic are prohibited on residential property or residential adjacent lots.

**6 - Trucks, Buses, Trailers and Boats, etc:**

- a. No truck, bus, trailer or boat shall be left parked in the street in front of any residential property except for construction or repair equipment while a residence or residences are being built in the immediate vicinity. All automobiles, pick-up trucks, vans, motorcycles, travel trailers, motor homes, trailers (boat/vehicle), or any other type of equipment must be parked in the resident's driveway or to the rear of the lot.
- b. No vehicles or trailers, of any type, are to be parked overnight in the front yard or street. Overnight street parking of semi-trucks is prohibited. No resident shall store a camper, recreational vehicle, truck, bus, boat, or trailer in any front yard area, including driveways
- c. No more than two (2) inoperative vehicles of any kind shall be stored in the public view, on the resident's driveway. Storage of said vehicle/equipment shall not be on the resident's front yard or public street. This includes: automobiles, trucks, boat trailers, boats, travel trailer, camper, motor home, vehicle trailers, or any other derelict piece of equipment. Residents in the process of ongoing repairs, refurbishments, or other work to any type of vehicle, trailer or other equipment must maintain a clean and orderly work area, devoid of trash and debris. Such work is not to be accomplished in the residents' front yard or the public street.
- d. "DRIVEWAY" is defined as any part of the driveway, paved or otherwise, which allows entry/exit from the public street, to the front-most portion the resident's property/house.

**7 - Rubbish, Trash, and Garbage:**

- a. No lot shall be used or maintained as a dumping ground or burning site for rubbish, trash, or used building materials and no garbage or other waste shall be kept except in sanitary containers.
- b. All incinerators or other equipment for the storage and disposal of such materials shall be kept in a clean and sanitary condition. Burning of leaves and branches is permitted under safe burning conditions.

**8 - Signs:**

- a. "For Sale" signs shall be restricted to one-1 sign placed on the lot
- b. No other sign shall be placed anywhere in the subdivision.

**9 - Re-subdivision or Consolidation:**

- a. No lot shall be subdivided to contain less than 0.50AC (21,780 square feet). The subdivided lot will be in compliance with all other restrictive covenants.
- b. No structure of any type shall be moved into the subdivision except utility buildings. The structure of the utility building will be in compliance with restrictive covenant 1.03.

**10 - Easements:**

- a. No lot owner shall give, grant, sell or convey any part of said premises to give access to adjoining lands outside the boundary lines of the subdivision.

**11 - Noxious or Offensive Activities:**

- a. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
- b. Burning of household waste is prohibited, reported to the Montgomery County Health Department, a violation of these community standards and may be subject to additional fines.
- c. Animal waste can be very noxious and offensive to your neighbors. Waste products (manure) generated from the raising of domesticated animals shall be composted on-site by the owner when possible. If on-site composting is impractical the waste products shall be double bagged in suitable plastic bags and placed in the rollout container for disposal along with the regular household trash

## 12 - Fees:

- a. All property owners agree to pay WLCC a maintenance fee, or such additional fees that may be deemed necessary by the Board of Directors, to provide for maintenance, repair, and improvement of the dams, lakes, parks and common areas of the subdivision. Additionally, all owners of property in the Woodland Lakes Subdivision agree to pay to WLCC any fine, legal fee, late fee, accrued compound interest fee, and any other fee imposed due to the violation of this RCA. For rented property, the property owner, not the renter, is responsible for all fees. See WLCC By Laws, Article VIII, Section 2 for more information

### 1) Annual Assessment Fees: Initial Invoice, Record Address and Due Date:

- i. Initial Invoice: On or before November 30<sup>th</sup>, of each year, the Board shall cause to be mailed to each Property Owner of a parcel of land under the jurisdiction of the WLCC and for which payment of the Annual Assessment is due, an Annual Assessment Invoice ("Initial Invoice") setting forth the Annual Assessment amount as well as other amounts, if any, owed to the WLCC.
- ii. Record Address: The Initial Invoice and any other correspondence, documents, or notices pertaining to the applicable lot shall be sent to the address which appears in the records of the WLCC for the Owner, or to such other address as may be designated by the Owner in writing to the WLCC.

The fact that the WLCC or its management company may have received a personal check from an Owner reflecting an address for the Owner which is different from the Owner's address as shown on the records of the WLCC is not sufficient notice of a change of address for the WLCC to change its records regarding such Owner's address.

Owners who desire to change their mailing address must request the change in writing.

- iii. Due Date: All Annual Assessments shall be due and payable in advance on or before January 1<sup>st</sup> with a grace period of 30 days.

It is the responsibility of each Owner to ensure and verify that payments are received by the WLCC on or before such date, and the WLCC will not be responsible for delay by mail or any other form of delivery. Non-receipt of an Initial Invoice shall in no way relieve the Owner of the obligation to pay the amount due by January 31<sup>st</sup>.

Fees not paid, or paid in an untimely manner may be subject to late charges, and ultimately legal fees. Owners who remain delinquent after January 31<sup>st</sup> shall be subject to the collection procedures.

Refer to EXHIBIT A - COLLECTION POLICY, in this document

### 2) Fines and Other Fees: Initial Invoice, Record Address and Due Date:

- i. Initial Invoice: 45 days after a Notice of Violation, of a failure to correct a violation of these RCA's by the property owner, a Violation Invoice shall be submitted to the owner.
- ii. Record Address: The Initial Invoice and any other correspondence, documents, or notices pertaining to the applicable lot shall be sent to the address which appears in the records of the WLCC for the Owner, or to such other address as may be designated by the Owner in writing to the WLCC.

The fact that the WLCC or its management company may have received a personal check from an Owner reflecting an address for the Owner which is different from the Owner's address as shown on the records of the WLCC is not sufficient notice of a change of address for the WLCC to change its records regarding such Owner's address.

Owners who desire to change their mailing address must request the change in writing.

- iii. Due Date: All violation fees, late fees, attorney fees, WLCC fees, etc, shall be paid within 30 days, or additional fees may be applied.

It is the responsibility of each Owner to ensure and verify that payments are received by the WLCC on or before the due date, and the WLCC will not be responsible for delay by mail or any other form of delivery. Non-receipt of an Initial Invoice shall in no way relieve the Owner of the obligation to pay.

Fees not paid, or paid in an untimely manner may be subject to late charges, and ultimately legal fees. Owners who remain delinquent after may be subject to the collection procedures.

Refer to EXHIBIT A - COLLECTION POLICY, in this document

### **13 - Sewage Disposal:**

- a. No privies or outside toilet facilities shall be maintained on any lot, other than the use of temporary privy or port-o-potty used during construction.
- b. No individual sewage-disposal system shall be permitted on any lot unless the system is designed, located, and constructed in accordance with the requirements, standards, approval, and recommendations of State, County and local Department of Health. The sewage disposal system shall be maintained by the lot owner in a proper sanitary condition. All plumbing and drains must be connected with water tight septic tanks or approved construction.
- c. No septic tanks or any outlet shall drain into ditches (open or closed) or gullies, or any other waterway.

### **14 - Water Supply:**

- a. A central water system shall supply water to a majority of residences in Sections 1, 4, 5, and 6 only.
- b.
- c. Residences in Sections 2, 3, 7, 8, and 9 typically have their own private water well.

### **15 - Oil Development and Mining:**

- a. No oil well drilling, oil development operations, oil refining, quarrying, or mining operations of any kind shall be permitted on a lot, nor shall oil wells, tanks, tunnels, mineral excavations, or shafts be permitted on any lot.
- b.
- c. No derrick or other structure designed for use in boring for oil, natural gas, or other minerals shall be erected, maintained, or permitted on any lot.

### **16 - Animals:**

- a. In Sections 1, 4, 5, and 6: No animals or livestock of any kind shall be raised, bred, or kept except that dogs, cats, or other household pets may be kept, provided that they are not kept, bred, or maintained for any commercial purposes, and not a nuisance to neighbors.
- b. In Sections 2, 3, 7, and 8: No animals or livestock of any kind shall be raised, bred, or kept on any property containing less than 1-one acre, that are not a nuisance to neighbors.

On 1-one acre or larger properties cows, horses, and fowls may be kept as long as they are quartered in such a way as not to become offensive to the neighborhood, provided that they are not kept, bred, or maintained for any commercial purposes.

1. No more than 3 horses, mules, jacks, jennets, goats, sheep, hogs, and cows/cattle may be kept.
  2. The quartering of any animal or fowl shall also be in compliance with ordinances set by the County of Montgomery and State of Texas.
- c. In Sections (2, 3, 7, and 8) that allow the keeping of fowl, a chickens may be kept per the restrictions set forth as follows:
    1. A maximum of six (6) domestic female chickens (hens). Lots zoned as "commercial" are prohibited from ownership of chicken.
    2. Males (roosters) are prohibited.
    3. Hen's egg production is utilized for personal consumption, not commercial sale.
    4. The quartering of an animal or fowl shall also be in compliance with ordinances set by the County of Montgomery and State of Texas.

#### **17 - Other Prohibited Activities:**

- a. No business or commercial enterprise to which the general public is invited shall be conducted on any residential property.
- b. Firearms may be only be possessed by persons lawfully authorized by the State of Texas to do so. No firearms of any kind are to be discharged on an owner's property or within the subdivision except for protection of life and property.
- c. Fireworks should be discharged safely, with no brush or other flammable objects nearby. Fireworks are prohibited during County notifications of "No Burn Days".

#### **18 - Commercial Property:**

- a. Lots permitted and registered in Montgomery County tax records as COMMERCIAL are only allowed on and facing FM 1488. Lots permitted as COMMERCIAL shall be charged Annual Maintenance Fees as listed in the By-Laws.
- b. All Commercial Properties must adhere to all Montgomery County and WLCC rules and regulations, including, but not limited to traffic control, property usage, and signage.
- c. Commercial properties are assessed separately from Residential properties. See WLCC By Laws, Article IV, Section 4.

#### **19 - Declarations**

- a. The foregoing restrictions shall apply to all owners of property within the Woodland Lakes Subdivision and shall be binding upon the owner, their heirs, assigns or any person claiming upon them, including property renters and other users.

Woodland Lakes Civic Club, Inc., reserves the right to make such reasonable changes or additions to these restrictions as Woodland Lakes Civic Club, Inc. may deem reasonably necessary or desirable, subject to a simple majority poll of the voting members of the WLCC. The members polled, shall be those present for the purpose of voting on the restrictions and mail in ballots and proxy votes. Voting members shall be notified thirty (30) days in advance of any proposed change, addition or deletion of the restrictions other than simple text edits/spelling corrections.

- b. The Board of Directors or their nominees shall be the judges in all voting matters concerning changes, additions, or deletions of these restrictions.
- c. It is the responsibility of each of the community members to maintain our neighborhood, lifestyle, community safety and security, and property values.
- d. This RESTRICTIVE COVENANT AGREEMENT shall remain in effect until otherwise rescinded, modified, or amended by a majority vote of the Community and Board of Directors.

**20 – Execution and Attestation**

IN WITNESS WHEREOF, the Woodland Lakes Civic Club, Inc., hereto have executed this RESTRICTIVE COVENANT AGREEMENT and APPENDICES on the day and year written below.

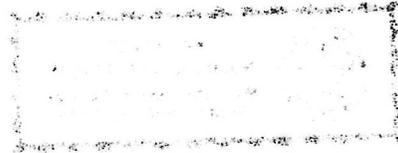
Includes, pages 1 – 16:

- 1. Restrictive Covenant Agreement;
- 2. Execution and Attestation;
- 3. Notary Seal;
- 4. EXHIBIT A – Collection Policy.

EXECUTED this, the 2<sup>nd</sup> day of December, 2025

  
By: James Edwards  
Title: President  
Woodland Land Lakes, Inc.

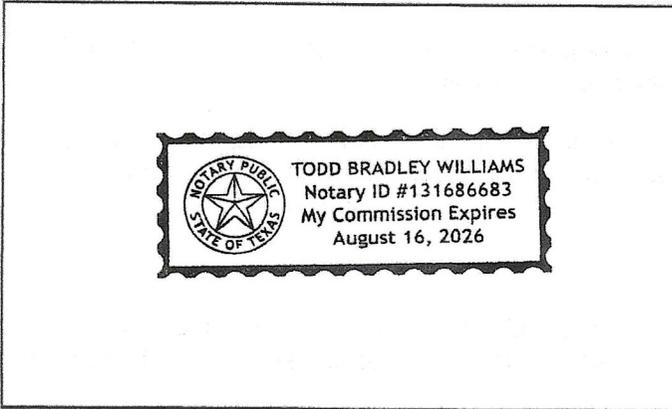
ATTEST:  
  
By: Andrew Heber  
Title: Secretary-Treasurer  
Woodland Land Lakes, Inc.



**NOTARY SEAL**

In the County of Montgomery, in the State of Texas: Before me, the undersigned, a Notary Public on this day personally appeared James Edwards, President of Woodland Lakes Civic Club, Inc., known to me to be the person and officer whose name is subscribed to the forgoing instrument and acknowledge to me that the same was the act of the said Woodland Lakes Civic Club Inc. a Texas corporation and that he executed the same as the act of such corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this 2 day of December, 2025



(Notary Seal)

TB  
Notary Public, State of Texas  
(Signed Name)

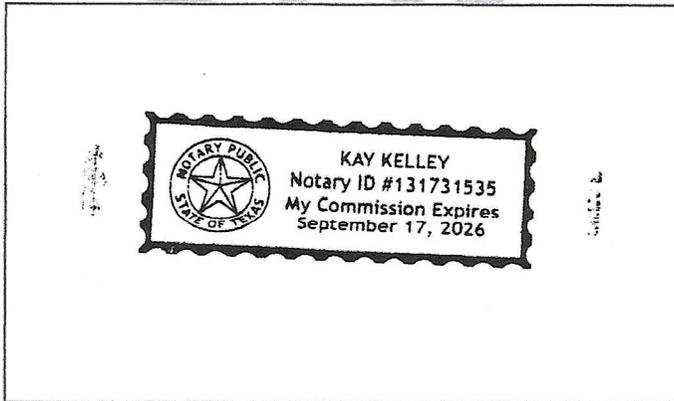
Todd Bradley Williams  
Notary Public, State of Texas  
(Printed Name)

My commission expires on 8-16-2026

In the County of Harris, in the State of Texas:

Before me, the undersigned, a Notary Public on this day personally appeared Andrew Heber, Secretary-Treasurer of Woodland Lakes Civic Club, Inc., known to me to be the person and officer whose name is subscribed to the forgoing instrument and acknowledge to me that the same was the act of the said Woodland Lakes Civic Club Inc., a Texas corporation and that he executed the same as the act of such corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this 15<sup>th</sup> day of December, 2025



(Notary Seal)

Kay Kelley  
Notary Public, State of Texas  
(Signed Name)

Kay Kelley  
Notary Public, State of Texas  
(Printed Name)

My commission expires on 9/17/2026

After Recording, Return to: Woodland Lakes Civic Club, 27110 Sandy Creek, Magnolia, TX 77355

## EXHIBIT A – COLLECTION POLICY

### COLLECTION POLICY FOR DELINQUENT ACCOUNTS, VIOLATIONS, AND ALTERNATIVE PAYMENT SCHEDULE FOR WOODLAND LAKES CIVIC CLUB, INC. (WLCC)

#### A. PAYMENT of FEES and FINES

1. Yearly Assessment Fee: The property owner will be given **30 days** from the invoice date of Yearly Assessment Fee, becoming delinquent after January 31<sup>st</sup>. Failure to pay may result in additional late charges, accrued compound interest and potential legal fees. See Section B.1 & B.2, below.
2. Alternative Payment Method: If the property owner does not agree with the invoicing or with the WLCC statement of RCA violation, or that the owner cannot pay the full balance within 30 days, an Alternative Payment Schedule can be discussed with the WLCC Board. See SECTION C, below.
3. RCA Violation: Upon Notice of Violation the property owner will be given **45 days** to correct the violation. If the owner determines that the violation cannot be reasonably corrected in the 45 day time period, it is the property owner's responsibility to contact the WLCC Board of Directors for further discussion, dispensation or extension of correction time. Failure to contact the Board is not an excuse for dismissal, or reduction of any subsequent fine. See Section B.3 below.
4. The home owner will be notified of any past due invoices via the means they have provided to the WLCC Board of Directors as their preferred means of contact (e.g. USPS mail, Facebook Messenger, E-mail, etc.). All violation notices are sent to the property owner, not the renter.

#### B. DELINQUENT BALANCES

1. For any balance owed to the WLCC, if an Owner defaults in paying the entire sum owed on or before the due date (normally 30 days from the invoice date), the Owner's account will be charged compound interest at the rate set at 6% per annum (0.5% per month) and a late fee of **\$10.00** per month, regardless of whether a demand letter has been sent to or received by the Owner. Additional legal and handling fees may apply.
2. The Notice of Non-Payment (Payment Default) shall be sent by regular or certified mail to the address on file with the WLCC. All fees, fines, accrued compound interest and any other cost is payable in full within 30 days of Notice of Default, regardless of when sent to or received by, the Owner. It is the property owner's responsibility to ensure the WLCC has the correct mailing address.
3. Yearly Assessment Fee(s)
  - a. On the day following the due date listed on the invoice the WLCC will send the Owner a DELINQUENCY NOTICE by regular and/or certified mail notifying the Owner that the account is delinquent.
  - b. The Delinquency Notice will specify each delinquent amount as well as the total payment required, including any late fee, any compound accrued and any additional WLCC costs or legal fees, if any, to make the account current.
  - c. The Delinquency Notice will describe the options an Owner has to avoid having the account turned over to a collection agent including information regarding the availability of a payment plan through the WLCC, and will provide an additional period of 30 days within which the Owner may cure the delinquency before further collection action is taken. Any assessed fines or other costs remain due and payable.

- d. It is the owner's It is the responsibility of each Owner to ensure and verify that payments are received by the WLCC on or before such date, and the WLCC will not be responsible for delay by mail or any other form of delivery. Non-receipt of an Initial Invoice shall in no way relieve the Owner of the obligation to pay the amount due by January 31<sup>st</sup>.

#### 4. RCA Violations and Fines

- a. Any RCA violation by a property owner or their legal tenant must be corrected within 45 days of Notice of (RCA) Violation. The property owner shall either correct the violation, or request addition time-to-correct from the WLCC Board.
- b. Failure to correct the violation in 45 days, or if no additional time-to-correct had been granted, or if the time-to-correct period has expired, an initial fine of \$25.00 will be assessed, due and payable 30 days of the date of invoice.
- c. Additional failure to correct the violation will result in additional charges of \$10.00 per month until corrected, plus 6% (0.5% per month) compound interest, along with any associated legal and handling fees, until corrected to the satisfaction of the WLCC. All invoices are due 30 days of the invoice date.

### C. ALTERNATIVE PAYMENT OPTIONS

1. An Owner may make prepayments made toward future Annual Assessments. Owners may make monthly, or periodic, payments to the WLCC in the year prior to the Annual Assessment coming due in an effort to prepay the upcoming obligation. Please notify the WLCC Board if you choose this option.
2. Optionally, an Owner may, upon receipt of the Initial Invoice, make partial periodic payments to the WLCC from the date of their receipt of the Initial Invoice until January 31<sup>st</sup>.
3. The WLCC Board will not accept any partial payments made 30 days after of the Yearly Assessment Fee Initial Invoice (usually February 1<sup>st</sup>), the WLCC which does not discharge the entire debt.
4. The WLCC Board recommends that an Extended Payment Plan be entered into.
5. Extended Payment Plan (Assessment Fees or Violation Fines):
  - a. The Extended Payment Plan offers an Owner to discharge any debt owed to the WLCC in three (3) monthly payments (3 month term) including the original invoiced amount, any service charges, or other fees accrued to the date of the approved Extended Payment Plan, without accruing additional legal fees
  - b. Upon acceptance of the Extended Payment Plan all currently accruing fees and compound interest will continue to be charged. No additional legal fees will be accrued
  - c. At the time of the execution of the Extended Payment Plan, tender to the WLCC a first payment equal to one-third (1/3<sup>rd</sup>) of the initial debt owed, then make a similar payment every 30 days, plus any accrued fees hence until the debt is discharged.

### D. ADDITIONAL REMEDIES FOR NON-PAYMENT

1. For continued disregard of balances owed to the community the WLCC may seek legal counsel for further handling, and the Owner will thereafter be responsible for all reasonable WLCC costs, Attorney fees, court and filing fees, any late fees, accrued compound charges, and other costs deemed legally applicable. All such fees and costs will be charged to the Owner's assessment account.

2. It is contemplated that the attorney will send 1-one or more demand letters to the delinquent Owner as deemed appropriate. If the Owner does not satisfy the delinquency pursuant to the attorney's demand letter(s), the attorney shall contact the Board, or its designated representative, for approval to proceed with various legal remedies. Note that attorney's demand letters increase the balance due the attorney.
3. It is also contemplated that continued non-payment could result in a property lien being filed, possibly pursuing a judicial foreclosure action against the property, at the WLCC Board's discretion.

#### **E. ENFORCEMENT COSTS**

1. The WLCC Board will make a concerted attempt to collect all balances due.
2. All costs incurred by the WLCC as a result of an owner's failure to pay past due invoices will incur additional charges, such as: any WLCC costs, attorney fees, court and filing fees, monthly service charges, late fees, accrued compound interest charges, and any other costs deemed legally applicable.
3. All unpaid charges will eventually be added against the Owner's account with the WLCC, and shall be treated as described above.

#### **F. BANKRUPTCY**

1. In the event a delinquent Owner files bankruptcy, the WLCC reserves the right to file a proof of claim, pursue a motion to lift the automatic stay, or take any other action it deems appropriate to protect its interests in the pending bankruptcy action, including modifying any procedures hereunder as necessary or advisable.
2. To the full extent permitted by the United States Bankruptcy Code, the WLCC shall be entitled to recover any and all attorneys' fees and costs incurred in protecting its interests, and such fees and costs shall be charged to the Owner's Assessment account.

#### **G. RETURNED PAYMENTS**

1. For any payment returned by the bank to the WLCC, the Owner will be charged a return check fee of **\$50.00** in addition to any monies charged by the bank, and the fee will be charged to the Owner's Assessment account.
2. A notice of the returned payment and the accompanying fee will be sent to the Owner by the WLCC.
3. If an Owner's payment is returned unpaid (for any reason) by a bank, an Owner will be considered in default of their obligation to the WLCC. The Board may pursue all legal remedies available to it, and may require that all of the Owner's future payments be made by cashier's check or money order until the Owner's delinquent account is paid in full.
4. OWNER'S AGENT OR REPRESENTATIVE
5. If the Owner, in writing to the WLCC Board, indicates the Owner's interest in the property is being handled by a private agent or representative, any notice from the WLCC to such agent or representative pursuant to this Collection Policy shall be deemed to be full and effective notice to the Owner for all purposes.

FILED FOR RECORD  
12/02/2025 10:59AM



*L. Brandon Steinmann*

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.

12/02/2025



*L. Brandon Steinmann*

County Clerk  
Montgomery County, Texas

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

ORIGINAL RETURNED AT TIME OF RECORDATION