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CONCORD BRIDGE HOMEOWNERS ASSOCIATION
RESOLUTION
COLLECTION POLICY FOR DELINQUENT ACCOUNTS

WHEREAS, the Board of Directors (the "Board") of Concord Bridge Homeowners Association (the "Association") is charged with the responsibility of collecting assessments for common expenses from Owners as well as reimbursement for costs incurred in connection with deed restriction enforcement pursuant to the Declaration of Covenants, Conditions and Restrictions for Concord Bridge filed in the Official Records of Real Property of Harris County, Texas (the "Declaration"); and

WHEREAS, from time to time Owners become delinquent in their payments of these sums and fail to respond to the demands from the Board to bring their accounts current; and

WHEREAS, the Board deems it to be in the best interest of the Association to adopt a uniform and systematic procedure for dealing with delinquent accounts in a timely manner, and further believes it to be in the best interests of the Association to refer these accounts promptly to an attorney for collection so as to minimize the Association's loss of assessment revenue; and

WHEREAS, the Board has retained the Association's Attorneys for their experience in representing homeowners associations in collections and other matters (the "Association's Attorneys"); and

WHEREAS, the Board has directed the Association's Attorneys to represent the Association on the terms outlined in this Resolution;

NOW, THEREFORE,

BE IT RESOLVED that the Association's Attorneys shall pursue all collection and other matters which the Board, acting through Crest Management Company, Inc. (the "Manager"), may from time to time refer to them and to provide any advice and counsel from which the Board may from time to time require; and

BE IT FURTHER RESOLVED that the manager, acting on behalf of the Association, shall pay the Association's Attorneys their usual and customary charges for time incurred in connection with their representation of the Association in a manner consistent with the contract entered into with same.

BE IT FURTHER RESOLVED that pursuant to the Declaration there is hereby levied again any assessment account which is not paid in full within thirty (30) days of the due date interest in amount of ten (10) percent per annum which the Association is authorized and directed to charge and collect from any delinquent Owner; and

This Resolution was adopted by the Board of Directors on December 20, 192000, and shall be effective on 12/20, 192000

Ma L...
President, Director

Gayle Reppola
Treasurer, Director

[Signature]
Secretary, Director

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VP, Director

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M.A.L., Director