

**Resolution of the Board of Directors of
Mountain Springs Ranch Property Owners Association**

This Resolution supersedes Board Resolution of April 16, 2012.

WHEREAS, the Board of Directors of Mountain Springs Ranch Property Owners Association (the "Board" and "Association", respectively) is charged with the duty of overseeing the administration of the Association, including, but not limited to the collection of assessments and other charges from the members;

WHEREAS, the Association may engage the services of a management company to perform day-to-day administrative tasks on behalf of the Association and has engaged Thurman & Phillips, P. C. to provide legal collection services;

WHEREAS, the timely collection of assessments is critical to ensuring that the Association can remain fully-funded and capable of fulfilling its duties to the members, and as such the Board desires that delinquent assessments be collected with a minimum of delay,

WHEREAS, pursuant to Texas Property Code §209.0051, the Board is required to approve in an open Board meeting with notice the initiation of collection and foreclosure proceedings as part of the collection process for the recovery of delinquent sums due the Association and the Board desires to confirm its procedure for such approval. The review of the delinquent account shall be conducted in Executive Session and the results of the decision to proceed with collection procedures shall be summarized in Open Session of the Board meeting.

NOW THEREFORE, BE IT RESOLVED prior to the initiation of the collection process by Thurman & Phillips, P.C. or any successor third party debt collector, the Board shall comply with Texas Property Code §209.0051 by reviewing and approving the initiation of collection procedures which shall include the foreclosure of the Association's lien if a delinquent account is not paid as required by the Governing Documents of the Association.

IT IS FURTHER RESOLVED, once the Board approves the initiation of collection procedures, the Community Management Group (CMG), any successor management company retained by the Association, the Board President, or the Board Treasurer shall have the authority to communicate with Thurman & Phillips, P. C. or any successor third party debt collector and to advise of the authorization to proceed with collection procedures by such attorneys on behalf of the Association without any additional vote or action of the Board. CMG, any successor management company retained by the Association, the Board President, or the Board Treasurer shall communicate with the Board on a routine basis with

regard to collection actions, and the Board reserves the right to establish policies with regard to collection efforts generally and to make decisions about particular collection actions on a case-by-case basis if and when it deems appropriate.

AGREED To and RESOLVED this 23 day of April, 2018

Mountain Springs Ranch Property Owners Association
Acting by and through its Board of Directors

Signature: Mary Lu Zellers

Printed Name: Mary Lu Zellers

Title: President