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Mary Louise Garcia
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Mary Louise Garcia

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Submitter: ACS

Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1700 Pacific Avenue
Suite 2700
Dallas, Texas 75201

**CERTIFICATE AND MEMORANDUM OF RECORDING OF
ASSOCIATION DOCUMENTS FOR
HIGHLAND MEADOWS ESTATES
HOMEOWNERS ASSOCIATION, INC.**

STATE OF TEXAS §
§
COUNTY OF TARRANT §

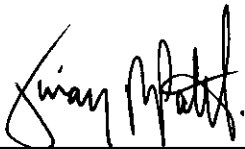
The undersigned, as attorney for Highland Meadows Estates Homeowners Association, Inc., for the purpose of complying with Section 202.006 of the Texas Property Code and to provide public notice of the following dedicatory instrument affecting the owners of property described on Exhibit B attached hereto, hereby states that the dedicatory instrument attached hereto is a true and correct copy of the following:

- ***Fund / Payment Application Policy*** (Exhibit A).

All persons or entities holding an interest in and to any portion of property described on Exhibit B attached hereto are subject to the foregoing dedicatory instrument.

IN WITNESS WHEREOF, Highland Meadows Estates Homeowners Association, Inc. has caused this Certificate and Memorandum of Recording of Association Documents to be filed with the office of the Tarrant County Clerk.


**HIGHLAND MEADOWS ESTATES
HOMEOWNERS ASSOCIATION, INC.**

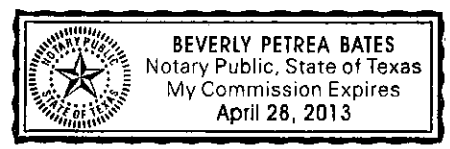
By: 
Its: Attorney

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Vinay B. Patel, attorney for Highland Meadows Estates Homeowners Association, Inc., known to me to be the person whose name is subscribed on the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND AFFIRMED SEAL OF OFFICE on this 1st day of December, 2011.


Notary Public, State of Texas



Highland Meadows Estates

Managed by SBB Management Company
 1858 Keller Parkway, Suite #C
 Keller, TX 76248
 (817) 482-1547 Fax (817) 431-6412

FUND / PAYMENT APPLICATION POLICY

Effective August 1, 2005, the Board of Highland Meadows Estates hereby adopts by resolution and implements the following as policy for Highland Meadows Estates. This policy will apply to all homeowners.

In an effort to encourage full payment of amounts owed to the HOA, and to prohibit delinquent amounts from carrying over to repetitive assessment billing periods, payments received will be applied in this order:

- Violation Fines
- Legal / Attorney's Fees
- Late Fees (including any costs associated with collection)
- Accrued interest (if applicable) 18% per annum.
- Special Assessments
- Assessments

Should your account have a previous balance owed, please be notified that future payments must include the full amount owed as stated on the assessment and /or reminder notices. If you make payment of a lesser amount, the HOA Board of Directors will take appropriate steps for collection and your account will be billed accordingly.

A homeowner may write the Board of Directors to request a waiver of a late fee one time. Subsequent late fees will not be waived.

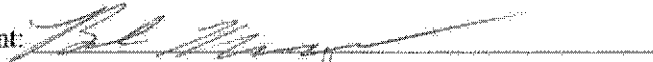
Legal fees will not be waived under any circumstances.

This policy shall supercede any written or verbal instruction or direction received from an Owner as to the application of payments made to Highland Meadows Estates Homeowners Association, Inc.

APPROVED AND SIGNED THIS THE 1st DAY OF AUGUST 2005.

Directors:

Bob Mercer, President:



Terri Dickson, Treasurer:



Anthony Munifo, Secretary:



EXHIBIT B

Those tracts and parcels of real property located in the City of Keller, Tarrant County, Texas and more particularly described as follows:

- *All real property subject to the Declaration of Covenants and Restrictions for Highland Meadows, executed by Perry Homes on June 30, 1995, as Declarant, recorded under Volume 12034, Page 1459, et seq. in the Official Public Records of Tarrant County, Texas, including any supplements thereto and amendments thereof;*
- *All lots, tracts or parcels of real property set forth in Highland Creek Estates, Phase I, an Addition to the City of Keller, Tarrant County, Texas, according to the Map thereof recorded in Cabinet A, Slide 2940, Plat Records, Tarrant County, Texas; and*
- *All lots, tracts or parcels of real property set forth in Highland Creek Estates, Phase II, an Addition to the City of Keller, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 4164, Plat Records, Tarrant County, Texas.*