

Annual Assessments on each property in Countryside Sec 1 and Countryside Oaks (Countryside Sec 2) are due on January 1st of the assessment year. If payment is not received by the 15th of January, it will be considered late and if not paid by the 31st of January the account will be marked delinquent. Until the account is brought current, interest will accrue at the published rate of 7.5% per annum, and the payment options offered by the board will be rescinded. In addition, If there is a balance from previous years on the account you will not qualify for the payment options provided by the Board until the account is brought current. You may contact us by phone, e-mail, postal mail, or in person if you wish to enter into a payment plan as outlined below in the payment plan schedule provided you have not defaulted on a payment plan in the last two years.

Invoices will be mailed out to the address on file for the owner of the property in December of the year preceding the Assessment period. **It is the property owner's responsibility to keep the Association informed of any address changes.**

IF a property owner is current on the assessment balance when the new year's assessments are due, they may elect to take advantage of the following optional payment schedules the board of directors has made available:

Payment Options offered by the Board of Directors:

Monthly Option – Payments are due on the 1st of each month and are considered late on the 15th of the month. The account will be marked delinquent on the last day of the month if payment has not been received. Once an account becomes delinquent, the option is rescinded and the total amount remaining due on the account will become due immediately. In addition, interest will accrue on the balance at the published rate of 7.5% per annum until the account is brought current.

Quarterly Option – Payments are due on the 1st of January, April, July, and October. If at any time during the year a payment arrives after the 15th of the month due, it will be considered late. If payment is not made by the last day of the month due, the account will be marked delinquent. Once an account becomes delinquent, the option is rescinded and the total amount remaining due on the account will become due immediately. In addition, interest will accrue on the balance at the published rate of 7.5% per annum until the account is brought current.

Semi Annual Option – Payments are due on the 1st of January and July. . If at any time during the year a payment arrives after the 15th of the month due, it will be considered late. If payment is not made by the last day of the month due, the account will be marked delinquent. Once an account becomes delinquent, the option is rescinded and the total amount remaining due on the account will become due immediately. In addition, interest will accrue on the balance at the published rate of 7.5% per annum until the account is brought current.

Should a property owner's account become three months overdue, a reminder letter will be sent, First Class and Certified Mail Return Receipt Requested, to the property owner at the address the association has on file giving 45 days to make the account current or contact the association to discuss the delinquency and payment options available.

The Association hereby establishes a Payment Plan schedule by which an owner may make partial payments to the Association for delinquent assessments, or any other amount owed to the Association without accruing additional monetary penalties. Monetary penalties do not include interest or reasonable costs associated with administering the Payment Plan. Any late fees imposed prior to a request for a Payment Plan may be made part of such Payment Plan at the discretion of the Board. The Payment Plan Schedule is as follows:

1. The term for the Payment Plan shall be determined at the discretion of the Board but shall be no less than three (3) months.
2. A Payment Plan may require equal monthly payments based on the number of months for such a Payment Plan, with each payment due on the first day of each month.
3. Failure to pay the first monthly payment of the delinquent amount shall be considered a default of the Payment Plan.
4. An owner, upon written request, may request a longer period of time.
5. The Association is not required to enter into a Payment Plan with an owner who failed to honor the terms of a previous Payment Plan during the two (2) years following the owner's default under a previous Payment Plan.
6. If an owner requests a Payment Plan that will extend into the next assessment cycle, the owner will be required to pay future assessments by the due date in addition to the payments specified in the Payment Plan. These assessments may at the board's option, be rolled into the Payment Plan
7. The Association is not required to offer a Payment Plan to an owner after the forty five (45) day period to cure delinquency has expired.
8. The Association is not required to allow an owner to enter into a payment plan more than once in any twelve (12) month period.

This letter will also be notification that rights to the Swimming Pool, Meeting Room and Tennis Courts will be suspended if the account is not brought current within the 45-day period. If no response is received by the property owner at the end of the 45-day period, a formal collection process may be initiated by the Association Documents and the Texas Property Code.