

**THE FOWLER LAW FIRM**

CONROE TOWER  
300 WEST DAVIS  
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August 21, 2019

Board of Directors  
Royal Forest Colony Club, Inc.  
12876 Royal Lake Dr.  
Conroe, Texas 77303-2850

RE: *Corporate Matters*

Dear Board of Directors:

Enclosed please find originals of the following instruments:

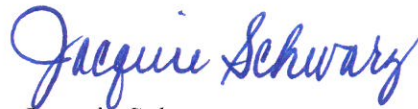
- FEE SCHEDULE, recorded on 08/13/2019 under Clerk's File No. 2019-073502, Official Public Records, Montgomery County, Texas.

Please place the instrument in the Association's permanent file; we have retained a copy of the instrument for our records.

Thank you for your attention to this matter.

Sincerely yours,

THE FOWLER LAW FIRM



Jacquie Schwarz  
Legal Assistant

:jks

Enclosure(s): As stated

**CORPORATE SECRETARY'S CERTIFICATE**  
**ROYAL FOREST COLONY CLUB, INC.**

The undersigned certifies that he is the Attorney for ROYAL FOREST COLONY CLUB, INC. (the "Association"). The Association is the property owners' association for Royal Forest Subdivision, Section I, Royal Forest Estates, Lakefront Section of Royal Forest, Reserve "D" of Royal Forest, Mobile Home Section of Royal Forest, Permanent Home Section of Royal Forest, and Reserve "A" of Royal Forest Subdivision (collectively the "Subdivision").

The Association is a Texas nonprofit corporation, and attached to this certificate is a true and correct copy of the Association's **FEE SCHEDULE**.

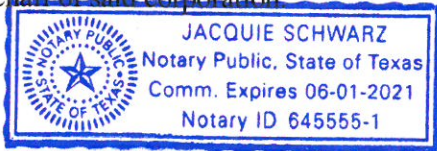
Signed this 8th day of August, 2019.

**ROYAL FOREST COLONY CLUB, INC.**

**BRYAN P. FOWLER**, Attorney

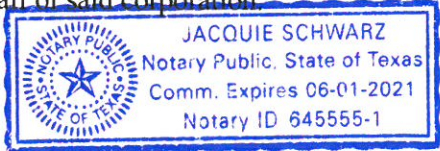
STATE OF TEXAS §  
  §  
COUNTY OF MONTGOMERY §

SWORN TO AND SUBSCRIBED BEFORE ME on the 8th day of August, 2019, by **BRYAN P. FOWLER**, Attorney for ROYAL FOREST COLONY CLUB, INC., a Texas nonprofit corporation, on behalf of said corporation.

  
Notary Public -State of Texas

THE STATE OF TEXAS §  
  §  
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on the 8th day of August, 2019, by **BRYAN P. FOWLER**, Attorney for ROYAL FOREST COLONY CLUB, INC., a Texas nonprofit corporation, on behalf of said corporation.

  
Notary Public -State of Texas

AFTER RECORDING RETURN TO:  
**BRYAN P. FOWLER**  
**The Fowler Law Firm**  
**300 West Davis, Suite 510**  
**Conroe, Texas 77301**

## Royal Forest Colony Club, Inc

Mail address located at: 12876 Royal Lake in Royal Forest Subdivision

Phone and Fax (936) 856-665 1

### FEE SCHEDULE

The Royal Forest Colony Club, Inc (RFCC) charges the fee shown for the services below:

Service	Fee and Frequency
1. Annual lot owner RFCC homeowners' association (HOA) invoice due May 1 - Fiscal year is May 1 thru April 30	1. Total RFCC HOA Fee = <b>\$120</b> per lot/fiscal year consisting of a maintenance assessment fee = <b>\$24</b> per lot/fiscal year and a RFCC Club fee = <b>\$96</b> per lot/fiscal year.
2. Annual lot owner invoice late fee	2. Late Fee = <b>\$25</b> per lot/fiscal year if annual lot owner invoice is not paid by June 1 <sup>st</sup>
3. Lot mowing fee	3. Fee = <b>\$100 &amp; up</b> based off estimate from our Lawn Service provider. (does not include fine assessed by HOA as that is separate.)
4. Inspection or copying of RFCC documents by a lot owner of record. See 'Records Production and Copying Procedure'. Note that subdivision plats are not available.	4. Fee = See 'Records Production and Copying Procedure' for actual costs. Typical cost is \$0.10 per page plus delivery costs plus special labor that may be required.
5. Transfer fee when a lot(s) changes owners.	5. Fee = <b>\$150</b> per lot to be paid by new owner regardless of number of lots involved.
6. Foreclosure fee.	6. Fee = \$0. Prorated RFCC HOA fees from month of foreclosure to end of fiscal year will be charged to be paid by new owner. A transfer fee will be charged if lot changes owners as part of the foreclosure which it typically does.
7. Refinance fee.	7. Fee = <b>\$150</b> per lot if owner stays the same. If owner changes as part of the refinance, then a transfer fee will be charged to the new owner; this is not typical.
8. Filing an 'additional' lien with Montgomery County clerk; per the deed restrictions a continuing lien exists against unpaid HOA fees so filing an 'additional lien' is typically not necessary.	8. Fee = \$0 for filing or releasing. This additional lien must be filed by RFCC attorney and the total amount of the lien will consist of what is owed RFCC, attorney costs, court costs, and any charges from the Montgomery County clerk office.

9. Royal Forest Colony Club is required to clean or mow overgrown or trashy lot after lot owner has been notified per deed restriction violation procedure.	9. Fee = <b>\$50</b> per lot fine/day for each person RFCC uses to accomplish this task.
10. Duplicate RFCC cards for homeowner residents and/or renters. Can be requested by lot owner only.	10. Fee = <b>\$10</b> for each duplicate / replacement card
11. Owner is in violation of a deed restriction and has been notified of the violation; examples are keeping unauthorized animals, trashy yard, yard needs mowing, building/modifying or clearing without permission, or running a commercial enterprise.	11. Fee = A civil penalty will be sought in the amount of <b>up to \$200</b> per day beginning the 31 <sup>st</sup> day after owner is notified detailing the violation and ending when RFCC and owner agree that the violation has been corrected.
12. Resale certificate per Texas Property Code Chapter 207 is requested in writing.	12. Fee = <b>\$300</b> payable before the resale certificate is released to the requestor.
13. Dishonored / Insufficient Funds Checks	13. Fee = <b>\$35</b> per check and must be paid in certified funds for period of one year forward.
14. RFCC Sanctions Building without a permit	14. Fee = <b>\$50</b> per day without RFCC approval
15. No dumpster or uncontained trash per day	15. Fee = <b>\$50</b> per day fine when no containment is on job site.
16. No port-a-potty on site	16. Fee = <b>\$50</b> per day fine when no port-a-potty is on job site.
17. Damage to street, easements, culverts, bridges, or properties:	17. Fee = <b>\$300</b> per day until incident is resolved.
18. Failure to apply for Association Builders Packet/Building Permit,	18. Fee = <b>\$300</b> per day until packet is received and approved by BOD.

FILED FOR RECORD  
08/13/2019 02:18PM



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.

08/13/2019



County Clerk  
Montgomery County, Texas