

**Declarations-CC&Rs**  
**Bellaire Gardens HOA**

535-92-2943

U748426

**BELLAIRE GARDENS**

**DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS**

11/27/00 10162590 U748426

\$31.00

THIS DECLARATION, is made by TEXAS COLONIAL HOMES, L.P., a Texas limited partnership, hereinafter referred to as "Declarant," on the 15<sup>th</sup> day of November, 2000, to be effective on the date this Declaration is filed in the Public Real Property Records of Harris County, Texas.

**WITNESSETH:**

Declarant is the owner of certain property in Houston, Harris County, Texas, more particularly described as:

Lots 1 through 25, and Reserve "B", in Block 1, and Lots 1 through 20, and Reserve "A" in Block 2, of BELLAIRE GARDENS, a subdivision in Harris County, Texas, according to the map or plat thereof filed in the Map Records of Harris County, Texas under County Clerk's File Number U425094, herein referred to as the "Properties".

B. Declarant proposes to carry out a uniform plan for the improvement, development and sale of Lots for the benefit of future Owners in a residential community within the Properties.

C. Declarant desires to preserve Lot values and provide for the maintenance of Common Areas, if any, for the benefit of the Properties and the Owners by subjecting the Properties to the covenants, conditions, restrictions, easements, charges, and liens hereinafter set forth.

D. The Properties are encumbered by this Declaration of Covenants, Conditions and Restrictions in order (1) to provide for a high use and development of the Properties; (2) to protect Owners against improper use of surrounding Lots; (3) to guard against the erection of poorly designed or proportioned structures with improper or unsuitable materials; (4) to encourage the erection of attractive improvements on each Lot within appropriate locations; and (5), in general, to enhance the value of investments made by Owners.

E. Declarant has determined that for the effective preservation of the values of Lots in the Properties to subject and bind the Lots to the jurisdiction and assessments of the BELLAIRE GARDENS HOME OWNERS ASSOCIATION, a Texas nonprofit corporation, with the power and duty to administer and enforce the covenants and restrictions and to collect and disburse the assessments and charges hereinafter created.

NOW, THEREFORE, Declarant hereby declares that the Properties, and such phases or additions thereto as may hereafter be made, is and will be held, transferred, sold, conveyed, occupied, and enjoyed subject to the covenants, conditions, restrictions, reservations, easements, charges and liens hereinafter set forth and will be subject to the jurisdiction and assessments of the BELLAIRE GARDENS HOME OWNERS ASSOCIATION, which matters will run with the land, and will be binding on all parties having any right, title, or interest in or to the Properties or any part thereof, their heirs, successors and assigns, and will inure to the benefit of each Owner thereof.

NOTE

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**ARTICLE 1**  
**DEFINITIONS**

1.1. "Association" means and refers to BELLAIRE GARDENS HOME OWNERS ASSOCIATION, a Texas nonprofit corporation, its successors and assigns, and which is a "property owners association" as that term is defined in the TEXAS PROPERTY CODE §202.001(2)..

1.2. "Common Area" means all real property (including the improvements thereto) owned by the Association for the common use and enjoyment of the Owners. The Common Area to be owned by the Association at the time of the conveyance of the first Lot is described as follows:

Reserve "B" in Block 1, and Reserve "A" in Block 2 of BELLAIRE GARDENS, a subdivision in Harris County, Texas, according to the map or plat thereof filed in the Map Records of Harris County, Texas under County Clerk's File Number U425094

1.3. "Declarant" means and refers to Texas Colonial Homes, L.P., a Texas limited partnership, its successors and assigns if such successors or assigns should acquire more than one undeveloped Lot from the Declarant for the purpose of construction of a residence thereon.

1.4. "Lot" means and refers to any numbered plot of land shown upon any recorded subdivision map of the Properties with the exception of the Common Area.

1.5. "Owner" means and refers to the record owner, whether one or more persons or entities, of a fee simple title to any Lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

1.6. "Properties" means and refers to that certain real property hereinbefore described, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

**ARTICLE 2**  
**PROPERTY RIGHTS**

2.1. OWNERS' EASEMENTS OF ENJOYMENT. Every Owner shall have a right and easement of enjoyment in and to the Common Area which shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions:

- a. the right of the Association to suspend the voting rights of an Owner for any period during which any assessment against his Lot remains unpaid; and for a period not to exceed 60 days for any infraction of its published rules and regulations;

- b. the right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument agreeing to such dedication or transfer signed by two-thirds of each class of members has been recorded.

2.2. DELEGATION OF USE. Any Owner may delegate, in accordance with the Bylaws, his right of enjoyment to the Common Area and facilities to the members of his family, his tenants, or contract purchasers who reside on the property.

2.3. RULES AND REGULATIONS. The Association may establish reasonable rules and regulations concerning the use of the Common Areas.

### ARTICLE 3 MEMBERSHIP AND VOTING RIGHTS

3.1. MEMBERS. Every Owner of a Lot which is subject to assessment shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment.

3.2. CLASSES OF MEMBERS. The Association shall have two classes of voting membership:

- a. Class A. Class A members shall be all Owners, with the exception of the Declarant, and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.
- b. Class B. Class B member(s) shall be the Declarant and shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:
- (1) when the total votes outstanding in the Class A membership equal the total votes outstanding the Class B membership, or
  - (2) on December 31, 2006.

**ARTICLE 4**  
**COVENANT FOR MAINTENANCE ASSESSMENTS**

4.1. **CREATION OF THE LIEN AND PERSONAL OBLIGATION OF ASSESSMENTS.** The Declaration, for each Lot owned within the Properties, hereby covenants, and each Owner of any Lot by acceptance of a deed therefore, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association:

- a. annual assessments or charges, and
- b. special assessments for capital improvements, such assessments to be established and collected as hereinafter provided.

The annual and special assessments, together with interest, costs, and reasonable attorney's fees, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with interest, costs, and reasonable attorney's fees, shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to his successors in title unless expressly assumed by them. Notwithstanding the foregoing, the Lots owned by Declarant will not be subject to such charges or liens, neither will Declarant be personally liable for any assessment for a period of five (5) years from the date of recording of this Declaration.

4.2. **PURPOSE OF ASSESSMENTS.** The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety, and welfare of the residents in the Properties and for the improvement and maintenance of the Common Area.

4.3. **MAXIMUM ANNUAL ASSESSMENT.** Until January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment shall be Sixty Dollars (\$60.00) per Lot.

- a. From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may be increased each year not more than 5% above the maximum assessment for the previous year without a vote of the membership.
- b. From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may be increased above 5% by a vote of two-thirds (2/3) of each class of members who are voting in person or by proxy, at a meeting duly called for this purpose.
- c. The Board of Directors may fix the annual assessment at an amount not in excess of the maximum.

4.4. SPECIAL ASSESSMENTS FOR CAPITAL IMPROVEMENTS. In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Area, including fixtures and personal property related thereto, provided that any such assessment shall have the assent of two-thirds (2/3) of the votes of each class of members who are voting in person or by proxy at a meeting duly called for this purpose.

4.5. NOTICE AND QUORUM FOR ANY ACTION AUTHORIZED UNDER SECTIONS 4.3. AND 4.4. Written notice of any meeting called for the purpose of taking any action authorized under Sections 4.3. or 4.4. shall be sent to all members not less than 30 days nor more than 60 days in advance of the meeting. At the first such meeting called, the presence of members or of proxies entitled to cast 60% of all the votes of each class of membership shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than 60 days following the preceding meeting.

4.6. UNIFORM RATE OF ASSESSMENT. Both annual and special assessments must be fixed at a uniform rate for all Lots and may be collected on a monthly basis.

4.7. DATE OF COMMENCEMENT OF ANNUAL ASSESSMENTS; DUE DATES. The annual assessments provided for herein shall commence as to all Lots on the first day of the month following the conveyance of the Common Area. The first annual assessment shall be adjusted according to the number of months remaining in the calendar year. The Board of Directors shall fix the amount of the annual assessment against each Lot at least 30 days in advance of each annual assessment period. Written notice of the annual assessment shall be sent to every Owner subject thereto. The due dates shall be established by the Board of Directors. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the assessments on a specified Lot have been paid. A properly executed certificate of the Association as to the status of assessments on a Lot is binding upon the Association as of the date of its issuance.

4.8. EFFECT OF NONPAYMENT OF ASSESSMENTS; REMEDIES OF THE ASSOCIATION. Any assessment not paid within 30 days after the due date shall bear interest from the due date at the maximum rate of interest permitted under law. The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the Property. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his Lot. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his Lot.

4.9. SECURITY FOR PAYMENT OF ASSESSMENTS. In order to secure the payment of the assessments or charges hereby levied, a vendor's lien for the benefit of the Association will be and

is hereby reserved in the Deed from the Declarant to the purchaser of each Lot or portion thereof, which lien will be enforceable through appropriate judicial or non-judicial proceedings by the Association. As additional security for payment of the assessments hereby levied, each Owner, by acceptance of a deed thereto, hereby grants the Association a lien on such Lot pursuant to the provisions of the TEXAS PROPERTY CODE (and any successor statute), and each such Owner hereby expressly grants the Association a power of sale in accordance therewith. The Association will, whenever it proceeds with non-judicial foreclosure pursuant to the provisions of the TEXAS PROPERTY CODE, designate in writing a Trustee or substitute Trustee, and direct the Trustee to foreclose this lien, in which case the Association or Association's agent will cause notice of the foreclosure sale to be given to the defaulting Owner as provided by the TEXAS PROPERTY CODE as then in effect and to sell the Lot at any foreclosure sale to the party offering the highest bid, and then have the bid credited on the defaulting Owner's obligation. Out of the proceeds of such sale, there will first be paid all expense incurred by the Association in connection with such default, including reasonable attorney's fees and a reasonable Trustee's fee; second, to the Association an amount equal to the amount of default; third, any amounts required by law to be paid before payment to the Owner; and, fourth, the remaining balance will be paid to such Owner. Following any such foreclosure, each occupant of any such Lot foreclosed on and each occupant of any improvements thereon will be deemed to be a tenant at sufferance and may be removed from possession by any and all lawful means, including a judgment for possession in an action for forcible detainer and the issuance of a writ of restitution thereunder.

4.9. SUBORDINATION OF THE LIEN TO MORTGAGES. The lien of the assessments provided for herein will be subordinate to the first lien purchase money deed of trust on a Lot. Sale or transfer of any Lot will not affect the assessment lien. However, the sale or transfer of any Lot pursuant to mortgage foreclosure or any proceeding in lieu thereof will extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. No sale or transfer will relieve such Lot from liability for any assessments thereafter becoming due or from the lien thereof.

4.10. EXEMPT PROPERTY. All properties dedicated to and accepted by a local public authority and all properties owned by a charitable or nonprofit organization exempt from taxation by the laws of the State of Texas will be exempt from the assessments created herein, except no land or improvements devoted to residential use will be exempt from said assessments.

## ARTICLE 5 ARCHITECTURAL CONTROL

No building, fence, wall or other structure shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association, or by an architectural committee composed of three (3) or more representatives appointed by the

Board. In the event said Board, or its designated committee, fails to approve or disapprove such design, and location within 30 days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with.

#### ARTICLE 6 EXTERIOR MAINTENANCE

In the event an Owner of any Lot in the Properties fails to maintain the premises and the improvements situated thereon in a manner satisfactory to the Board of Directors, the Association, after approval by two-thirds (2/3) vote of the Board of Directors, shall have the right, through its agents and employees, to enter upon said parcel and to repair, maintain, and restore the Lot and the exterior of the buildings and any other improvements erected thereon. The cost of such exterior maintenance shall be added to and become part of the assessment to which such Lot is subject.

#### ARTICLE 7 USE RESTRICTIONS AND EASEMENTS

7.1. LAND USE AND BUILDING TYPE. All Lots will be used for one privately owned detached single-family dwelling not to exceed two and one-half stories or thirty-five (35) feet in height and a private garage for not more than three (3) passenger automobiles.

7.2. LOT AREA AND WIDTH. No dwelling shall be erected or placed on any Lot having a frontage of less than thirty-two (32) feet nor shall any dwelling be erected or placed on any Lot having an area of less than three thousand five hundred (3,500) square feet.

7.3. BUSINESS ACTIVITY. An Owner may conduct an on going business or profession on his Lot provided it does not (a) change the primary character and use of the Lot as a residence; (b) permit more than two customers or clients present within a residence at any one time, and (c) involve on-site direct sales activities including garage sales, yard sales, promotional parties or similar activities.

7.4. PETS. Subject to the rules and regulations of the Association, not more than a total of three (3) dogs, cats or other common household pets may be kept on a Lot provided the pets are properly vaccinated, tagged for identification, and not kept, bred, or maintained for commercial purposes. No animals are permitted to run loose

7.5. BOATS AND MOTOR VEHICLES. No boats, recreational vehicles or other motor vehicles except four-wheel passenger automobiles shall be placed, parked or stored upon any Lot or Common Area, nor shall any maintenance or repair be performed upon any boat or motor vehicle upon any Lot, except within a building where totally isolated from public view. Vehicles will not



be parked on any non-paved portion of any Lot. All motor vehicles on the Properties must be operable and have a current registration and inspection certificate.

7.6. SIGHT DISTANCE AT INTERSECTIONS. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two (2) and six (6) feet above the roadways shall be placed or permitted to remain on any corner Lot within the triangular area formed by the street property lines and a line connecting them at points twenty-five (25) feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight-line limitations shall apply on any Lot within ten (10) feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

7.7 EASEMENTS. Easements, if any, for the installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in the easements. The easement area of each Lot and all improvements in it shall be maintained continuously by the owner of the Lot, except for those improvements for which a public authority or utility company is responsible.

7.8. NUISANCES. No noxious or offensive activity shall be carried on or permitted upon any Lot, nor shall anything be done or permitted thereon which may be or may become an annoyance or nuisance to the neighborhood .

7.9. UNLAWFUL CONDUCT. No portion of the Properties may be used for illegal or immoral conduct or conduct in violation of the criminal laws of the United States of America, the State of Texas or any police power ordinance of the city in which the Properties are located.

7.10. DWELLING SIZE. The ground floor area of the main structure, exclusive of one-story open porches and garages, will not be less than one thousand one hundred (1,100) square feet for a one-story dwelling, nor less than five hundred and fifty (550) square feet for a dwelling of more than one story.

7.11. AUTOMOBILE STORAGE AREAS. No automobile garage shall be permanently enclosed or converted to other use without the substitution of another enclosed automobile storage area upon the Lot.

7.12. TEMPORARY STRUCTURES. No structure of a temporary character, trailer, van, basement, tent, shack, garage, barn or other outbuilding shall be permitted on a Lot or be used on any Lot at any time as a residence either temporarily or permanently.

7.13. LOCATION. No building will be located on any Lot nearer to a property line or other structure than permitted by the recorded plat of the Properties and the applicable ordinances, including the Building Code and Fire Code of the city in which the Properties may be located.

7.14. MATERIALS. All structures on each Lot will be constructed of new materials. No used or pre-occupied structure will be moved to and used on a Lot. Exterior wall finishes will be masonry or other low-expense maintenance materials. Roof materials will be of fire retardant materials, comparable with a 25-year asphalt shingle roof. Driveways will be constructed of concrete, asphalt or similar hard surfaced paving materials extending from each garage to the public street or alley.

7.15. FENCES, HEDGES AND WALLS. No fence, hedge, wall or other dividing structure or planting over six (6) feet high in height, measured from the ground on which it stands, shall be constructed or maintained on any Lot unless approved by the Architectural Committee.

7.16. SIGNS. No sign of any kind will be displayed to public view on any Lot except one non-flashing professional sign of not more than six (6) square feet in area advertising the property as being for sale.

7.17. CLOTHES DRYING AREA. No portion of any Lot or Common Area shall be used as a drying or hanging area for laundry of any kind, it being the intention hereof that all such facilities shall be provided within the building to be constructed on a Lot.

7.18. YARD MAINTENANCE. No weeds, underbrush, unsightly growths, refuse or unsightly objects will be permitted to grow or remain upon any Lot. In the event an Owner fails or refuses to maintain his Lot free of weeds, underbrush, refuse, or other unsightly growths or objects, then the Association may, but is not obligated to, enter upon said Lot and remove the same at the expense of the Owner, and such entry will not be deemed a trespass..

7.19. WATER SUPPLY. No individual water-supply system shall be permitted on any Lot unless such system is located, constructed and quipped in accordance with the requirements, standards and recommendations of local public health authority. Approval of such system as installed shall be obtained from such authority.

7.20. RUBBISH, TRASH AND GARBAGE. Rubbish, trash, garbage or other waste materials will not be kept or permitted on any Lot or on any Common Area, except in sanitary containers located in appropriate areas concealed from public view. No incinerator may be maintained on any portion of the Properties.

7.21. ANTENNAE. No microwave dishes, radio, citizen band or otherwise, or television aerial wires or antennas will be maintained on any Lot, except direct broadcast satellite (DBS) antennae less than one meter in diameter, multichannel multipoint distribution system (MMDS) antennae less than one meter in diameter, or television broadcast antennae, which Owners will

reasonably screen from view from public streets without impairing the installation, maintenance or use thereof.

7.22. COMMON AREAS. Nothing shall be altered in, constructed on or removed from, any of the Common Areas except upon the written consent of the Association.

7.23. NECESSARY EXCEPTIONS FOR DEVELOPMENT. Declarant shall undertake the work of developing all Lots included within the subdivision. The completion of that work and the sale, rent, or other disposition of residential units is essential to the establishment and welfare of the subdivision as an on-going residential community. In order that such work may be completed and the subdivision established as a fully-occupied residential community as soon as possible, nothing in this Declaration shall be understood or construed to prevent the Declarant or the employees, contractors or subcontractors of Declarant, or of Declarant's transferees, from doing whatever they may determine to be reasonably necessary or advisable for the completion of the work and the establishment of the subdivision as a residential community, and the disposition of Lots by sale, lease or otherwise. Owner, upon commencement of construction of any residence, dwelling unit or other structure, which is not prohibited by the restrictions of record, shall pursue the performance of any construction diligently and continuously until completion of the structure involved. As used in this section, the words, "its transferees" specifically exclude purchasers of Lots improved with completed residences.

## ARTICLE 8 GENERAL PROVISIONS

8.1. AMENDMENT. The covenants and restrictions of this Declaration shall run with and bind the land, for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended during the first twenty (20) year period by an instrument signed by the Owners of not less than ninety percent (90%) of the Lots, and thereafter by an instrument signed by the Owners of not less than seventy-five percent (75%) of the Lots. Any amendment must be recorded in the Public Real Property Records of Harris County, Texas.

8.2. ANNEXATION. Additional residential property and Common Area may be annexed to the Properties with the consent of two-thirds (2/3) of each class of Members.

8.3. ENFORCEMENT. The Association, or any Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Association or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

8.4. VENUE. The obligations and undertakings of each person or party subject to this Declaration will be performable in the county in which the Properties is located

8.5. APPLICABLE LAW. This Declaration will be governed by and be construed in accordance with the laws of the State of Texas.

8.6. SEVERABILITY. Invalidation of any one of these covenants or restrictions by judgment or court order will in no wise affect any other provisions which will remain in full force and effect

8.7. ATTORNEY'S FEES. If any action at law or in equity including an action for declaratory relief is brought to enforce or interpret the provisions hereof, the prevailing party will be entitled to recover reasonable attorney's fees and court costs fro the opposing party, which fees may be set by the court in the trial of the matter, or may be enforced in a separate action brought for that purpose. Such attorney's fees and court costs will be in addition to any other relief which may be awarded.


8.8. HEADINGS. The headings used in the Articles and Sections of this Declaration are used for administrative purposes only and do not constitute substantive matter to be considered in construing the terms hereof.

8.9. GENDER & NUMBER. Wherever the context will so require, all words herein in any gender will be deemed to include all other genders, and all singular words will include the plural, and all plural words will include the singular.

8.10. PARTIES BOUND. This Declaration will be binding upon and inure to the benefit of the successors and assigns of Declarant, and acceptance of any deed or other instrument evidencing an interest in any part of the Properties will be conclusive of such issue.

The Declarant has executed this Declaration as of the date first written above.

TEXAS COLONIAL HOMES, L.P.,

By:   
George Kopecky, President

(Continued to next page)

Return to  
Norman. Norman  
9545 Katy Freeway, Suite 120  
Houston, Tx 77024

**THE WOODVINE PARK COUNCIL OF CO-OWNERS,  
INC.**

**C/O PROPERTY MASTERS, INC  
11281 RICHMOND AVE J-110  
HOUSTON, TEXAS 77082  
Statement of Account as of July 21, 2022**

RE: 1311 ANTOINE #238

**H. CHRIS CHRISTY (WV238)  
LAW OFFICE OF H. CHRIS CHRISTY, PA  
17200 CHENAL PARKWAY STE 300-354  
LITTLE ROCK AR 72223-5965**

Account#: WV238  
Bill Period: 5/1/2022 - 7/21/2022  
Payment Due: 7/30/2022  
Amount Due: **\$775.28**

Date	Payments	Check #/Description	Code	Amount	Balance
4/30/2022		Balance Forward			\$77.12
5/1/2022		Apply Charges	A1 - Assessment	\$222.72	\$299.84
6/1/2022		Apply Charges	A1 - Assessment	\$222.72	\$522.56
6/30/2022		Apply Late Fee	01 - Late Fee	\$15.00	\$537.56
7/1/2022		Apply Charges	A1 - Assessment	\$222.72	\$760.28
7/21/2022		Apply Late Fee	01 - Late Fee	\$15.00	\$775.28

**To pay online at [www.propertymastersinc.net](http://www.propertymastersinc.net) use the codes below:**

Management ID: 6874 Association ID: WV Your Account/Unit ID: WV238

Or make checks payable to: **THE WOODVINE PARK COUNCIL OF CO-OWNERS, INC.** and mail in envelope provided

with stub below.

Tear

Along

Perforation

RE: 1311 ANTOINE #238

**H. CHRIS CHRISTY (WV238)  
17200 CHENAL PARKWAY STE 300-354  
LITTLE ROCK AR 72223-5965**

**THE WOODVINE PARK COUNCIL OF CO-OWNERS,  
INC.  
C/O PROPERTY MASTERS PROCESSING CNTR  
P. O. BOX 97995  
LAS VEGAS, NEVADA 89193-7995**

Account #: WV238  
Bill Period: 5/1/2022 - 7/21/2022  
Payment Due: 7/30/2022  
Amount Due: **\$775.28**