



**360 Realty & Property Management
(A LLC Corporation)**

Keeping You HOA up-dated

Make sure to update your **MAILING ADDRESS** with your Home Owner's Association (HOA).

If your property is in a Mandatory Home Owners Association (HOA) you should personally contact the HOA and make sure that they have your current mailing address and phone number every time you move.

HOA's can charge large fines if HOA fees are not paid, are late, or if HOA violations go unanswered. HOA's in Houston have even foreclosed on properties where the owners did not pay the HOA dues or cure a violation of their property simply because the HOA was uninformed of the owner's current mailing address. We recommend you calling your HOA to tell them send you & 360 Realty & Property Management all notices.

Many HOA's will not recognize our HOA addendum even though it was signed by the owner of the property simply because of the way the HOA rules and laws are setup. Most HOAs will only talk or deal directly with the owner of the property.

The importance of complying with the community covenants and restrictions has been made clear by the Texas Legislature in the 1987 statute which states that the community association covenants and restrictions will be liberally rather than narrowly construed or interpreted. The Law also allows a judge to fine someone in violation up to \$200 per day from the day the violation began, plus court costs and attorney's fees.

If the HOA does not have the owner's current mailing address they will mail the HOA dues invoices and violation notices directly to the rental property. Some tenants do notify us and a few even bring the notices into our office, but most do not. As a result ,

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owners can get charged with huge late fees, attorney fees, and could end up facing possible foreclosure. This will happen if the HOA does not have the owner's current contact information.

If you do not know the contact information for your HOA please call or email us and we will help you look it up.

We do not like seeing any owner pay unnecessary fees that could have been avoided if they only had kept their mailing address updated with the HOA.

We strongly recommend that owners have their HOA notices and invoices sent to them in order to avoid the possibility of large fines, fees or other legal issues that can arise. Once you receive an HOA notice or invoice you can forward it to us for action or to be paid from your account, provide that there are sufficient funds in your account to cover the amount due.

Owner 1:

Date:

Owner 2:

Date: