

Cause No. 202460268

FAIRGREEN COMMUNITY  
ASSOCIATION,  
*Plaintiff,*

VS.

SYLVESTER R. CLINTON AND  
DEWONNA BENOIT CLINTON,  
*Defendant,*

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IN THE DISTRICT COURT OF

HARRIS COUNTY, TEXAS

80TH JUDICIAL DISTRICT

**AGREED FINAL JUDGMENT**

On this date, the Court considered the disposition of this lawsuit. The Plaintiff, Fairgreen Community Association ("Association"), and the Defendants, Sylvester R. Clinton and DeWonna Benoit Clinton, announced that they have reached an agreement and requested that the Court enter this judgment.

The parties to this lawsuit stipulate that the Defendants, Sylvester R. Clinton and DeWonna Benoit Clinton, are the owners of the property at Lot 949, Block 35, Fairgreen Section Five, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 261, Page 1, of the Map Records of Harris County, Texas ("Property"). The street address of the Property is 13911 Honey Bee Court, Houston, TX 77039.

The Plaintiff and the Defendants have agreed to the following terms and conditions to resolve this lawsuit. Therefore, the Court **ORDERS** that:

1. Defendants, Sylvester R. Clinton and DeWonna Benoit Clinton, shall pay to the Plaintiff, Fairgreen Community Association, Three Thousand Four Hundred and Seven and 43/100 Dollars (\$3,407.43) as the total amount due on the assessment account of the Property that is secured by the Plaintiff's lien on the Property as of the date the Agreed Judgment was filed;
2. Defendants, Sylvester R. Clinton and DeWonna Benoit Clinton, shall pay to the Plaintiff, Fairgreen Community Association, its reasonable attorney's fees in the amount of Four Thousand Nine Hundred Thity-Eight and 46/100 Dollars (\$4,938.46);

3. Plaintiff, Fairgreen Community Association, have **FORECLOSURE** of its lien created by the provisions of the *restrictive covenants* ("Restrictions") on the amounts awarded in numbers 1 and 2 above (and on post-judgment attorney fees, if applicable) on the following described property owned by the Defendants:

*Lot 949, Block 35, Fairgreen Section Five, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 261, Page 1, of the Map Records of Harris County, Texas more commonly known as 13911 Honey Bee Court, Houston, TX 77039;*

4. An *Order of Sale* shall issue to any sheriff or any constable within the State of Texas, directing the sheriff or constable to seize and sell the Property the same as under execution, in satisfaction of this *Agreed Final Judgment* subject to any superior liens provided for in the Restrictions or at law, if any; and, if the property cannot be found, or if the proceeds of such sale be insufficient to satisfy the judgment, then to take the money or any balance thereof remaining unpaid, out of any other property of the Defendants, as in the case of ordinary executions. If any surplus remains after the payment of the sums adjudged to be due, it shall be paid to Defendants, Sylvester R. Clinton and DeWonna Benoit Clinton;
5. In the event it becomes necessary for the Plaintiff to obtain a *Writ of Execution* and/or an *Order of Sale* and have the Property posted for a constable's sale or sheriff's sale in order to collect the amounts awarded in this *Agreed Final Judgment*, Sylvester R. Clinton and DeWonna Benoit Clinton shall pay to Fairgreen Community Association additional reasonable attorney fees and costs in the amount of one thousand eight hundred and 00/100 dollars (\$1,800.00);
6. Defendants, Sylvester R. Clinton and DeWonna Benoit Clinton, shall pay to the Plaintiff, Fairgreen Community Association, additional attorney's fees in the amount of nine hundred and 00/100 dollars (\$900.00) should the Defendants file a *Motion for New Trial* that is subsequently denied or overruled;
7. Defendants, Sylvester R. Clinton and DeWonna Benoit Clinton, shall pay to the Plaintiff, Fairgreen Community Association, additional attorney's fees in the amount \$5,500.00 should the final judgment in this case be unsuccessfully appealed to a State of Texas Appeals Court;

8. Defendants, Sylvester R. Clinton and DeWonna Benoit Clinton, shall pay to the Plaintiff, Fairgreen Community Association, additional attorney's fees in the amount of \$5,500.00 should the final judgment in this case be unsuccessfully appealed to the Texas Supreme Court; and,
9. Defendants, Sylvester R. Clinton and DeWonna Benoit Clinton, shall pay to the Fairgreen Community Association costs of court in the amount of Three Hundred Seventy-Six and 58/100 Dollars (\$376.58), process server fees in the amount of Four Hundred Twenty-Three and 11/100 Dollars (\$423.11), and post-judgment interest at the rate of seven and one half percent (7.5%) per annum on all amounts awarded in this judgment, including attorney fees, from the date this judgment is signed until fully paid.

The Court finds that this *Agreed Final Judgment* is binding on the Defendants, Sylvester R. Clinton and DeWonna Benoit Clinton, and the Defendant's agents, servants, tenants, employees and any other persons in active concert or participation with the Defendants who receive actual or constructive notice of this judgment.

It is further **ORDERED** that the Plaintiff is further allowed all such writs and processes as may be necessary to enforce and collect this judgment.

For all of which let execution issue.

This judgment finally disposes of all parties and claims and is appealable.

If you are an individual (not a company), your money or property may be protected from being taken to pay this judgment. Find out more by visiting [www.texaslawhelp.org/exempt-property](http://www.texaslawhelp.org/exempt-property). / Si usted es una persona física (y no una compañía), su dinero o propiedad pudieran estar protegidos de ser embargados como pago de esta deuda decretada en juicio en contra suya. Obtenga mayor información visitando el sitio [www.texaslawhelp.org/exempt-property](http://www.texaslawhelp.org/exempt-property).

SIGNED on this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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JUDGE PRESIDING

APPROVED AS TO FORM AND SUBSTANCE:

ROBERTS MARKEL WEINBERG BUTLER HAILEY PC

/s/ Melissa McLain

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Attorneys for Plaintiff

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*Pro Se Defendant*

DeWonna Benoit Clinton

DeWonna Benoit Clinton (Apr 3, 2025 17:32 CDT)

DeWonna Benoit Clinton

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