

2009-1

**RESOLUTION OF THE BOARD OF THE**  
**MELROSE HOMEOWNERS' ASSOCIATION**

Pursuant to the powers vested in the Board of the Melrose Homeowners' Association, the following Rules and Regulations are hereby enacted this 2nd date of December, 2009:

Be it resolved, should any assessment or charges due from any Lot Owner(s) remain unpaid for more than 30 days after the due date thereof, then in addition to all other remedies provided for in the controlling documents, the following shall also apply:

- I. A late fee shall be due in the amount of \$50 (Fifty Dollars).
- II. The Lot Owner(s) shall be liable for all attorney fees, collection costs, court costs, filing fees, recording fees, and all other fees and costs of any nature incurred in or pertaining to the collection of amounts past due. This includes, but is not limited to, fees and costs charged by any management company, collection agency, and/or law firm, whether charged on a contingent fee basis, flat fee basis, hourly basis, or any combination thereof, in pursuing collection and/or legal proceedings and/or undertaking any other actions to collect amounts past due.

Melrose further states that it believes the existing controlling documents already provide for the recovery of the items set forth in Section II herein, but approves this document to amend and/or clarify the same, and to provide for the late fee set forth herein.

Approved by Melrose Homeowners' Association Board

  
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