

*Melrose Homeowners Association of Pickerington, INC.*

**Resolution of the board of the Melrose Homeowner's Association**  
**2025-2 (unpaid violation remedy)**

Pursuant to the powers vested in the Board of the Melrose Homeowners Association of Pickerington, INC, the following rules & regulations are hereby enacted this 19 day of December, 2024.

Be it resolved, should any assessment or charges due from any Lot Owner(s) of Melrose OR Inverness at Melrose remain unpaid for more than 20 days after the Due Date thereof, then in addition to all other remedies provided for in the controlling documents, the following shall apply:

- I. First 20 days – Courtesy Letter*
- II. If no remedy after first 20 days, Courtesy Letter with a \$50 fine*
- III. If no remedy after second 20 days, Violation Letter with a \$100 fine*
- IV. If no remedy after third 20 days, Violation Letter with a \$200 fine*
- V. If no remedy after fourth 20 days, \$200 fine every 30 days thereafter & engage Attorney*

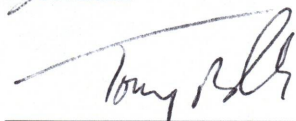
The Lot Owner(s) shall be liable for all attorney fees, Collection costs, court costs, filing fees, recording fees and all other fees & costs of any nature incurred in or pertaining to the collection of amounts past due. This includes but not limited to fees & costs charged by any management company, collection agency OR law firm, whether charged on a contingency basis, flat fee, hourly waiver, or any combination thereof, in pursuant collection and/or legal proceedings and/or undertaking any other actions to collect amounts that are past due.

Melrose Homeowner's Association of Pickerington, INC. further state that it believes the existing controlling documents already provide for the recovery of the items set fourth in Section II herein, and to provide for the late fee set forth here.

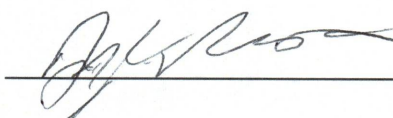
Approved by the Melrose Homeowners Association of Pickerington, INC. board members.

  
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President

12.19.24  
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Date

  
\_\_\_\_\_  
Vice- President

12-18-24  
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Date

  
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