

ESTATES AT HUNTER'S CHASE COMMUNITY

POLICY FOR COLLECTION OF ASSESSMENTS

Assessments are due on the first day of each quarter. The Association will levy a late fee of \$25.00 against a Member if full payment is not postmarked or received by the fifteenth day of the quarter the assessments are due. For example, assessments for the first quarter of the year are due January 1. If full payment is not postmarked or received by the fifteenth day of the quarter (for example, January 15), the payment will be late and the Member will be assessed a late fee.

The Member shall be liable for all attorney's fees and costs incurred by the Association incident to the levy and collection of assessments and late fees, including appellate proceedings. Any such fine shall constitute a personal obligation of the Member, as well as a lien upon the property, and all such amounts described herein may be collected in the same manner as other amounts for which the Association has a lien, as further described in Article VIII of the Declaration of Covenants, Conditions and Restrictions.

The Association shall apply all payments to the outstanding balance in the following order: attorney's fees and costs, late fees and interest, fines, special assessments, and regular assessments, with payment being applied to the oldest balance first. No partial payment will waive the Association's right to pursue full payment and/or enforce its Bylaws, Declaration, and Rules and Regulations.

PAST DUE

ACTION

15 days	Assess late fee for quarterly assessments not received during the quarter due.
45 days	Send past due notice to Member.
90 days	Attorney sends past due notice to Member; Assess additional fees and costs of collection of assessments.
120 days	Attorney sends lien notice to Member; Assess additional fees and costs of collection of assessments; Report Member account delinquency to a consumer credit reporting agency.
150 days	Assess late fee for quarterly assessments not received during the quarter due; Attorney files lien; Assess additional fees and costs of collection of assessments.
180 days	Attorney sends foreclosure notice to Member. Assess additional late fees and costs of collection of assessments.
210 days	Attorney files for foreclosure; Assess additional fees and costs of collection of assessments.

The dates and actions outlined in these rules are guidelines only and the Board reserves the right to accelerate the process or alter the collection process in its sole discretion provided that at all times collection activity will comply with the requirements of state law.

ESTATES OF HUNTER'S CHASE COMMUNITY

POLICY FOR DEED RESTRICTION VIOLATIONS

The Board of Directors may levy a reasonable fine against a Member for any violation of the Association Bylaws, Declaration of Covenants, Conditions, and Restrictions, and Rules and Regulations committed by such Member or any occupant of the property owned by the Member. The Board reserves the right to alter its policy on a case-by-case basis.

Each day the violation continues after written notice thereof shall be deemed a separate and distinct violation and, hence, subject to a separate daily fine of \$25.00, up to a maximum of thirty (30) daily fines per violation; and the Board may require the Member to post a bond or other form of security to ensure future compliance.

The Member shall be liable for all attorney's fees and costs incurred by the Association incident to the levy and collection of fines, including appellate proceedings. Any such fine shall constitute a personal obligation of the Member, as well as a lien upon the property, and all such amounts described herein may be collected in the same manner as other amounts for which the Association has a lien, as further described in Article VIII of the Declaration of Covenants, Conditions and Restrictions.

The Association shall apply all payments to the outstanding balance in the following order: attorney's fees and costs, fees and interest, fines, special assessments, and regular assessments, with payment being applied to the oldest balance first. No partial payment will waive the Association's right to pursue full payment and/or enforce its Bylaws, Declaration, and Rules and Regulations.

Violation -- First Occurrence

Send violation notice to Member via certified mail return receipt requested.

Member will be given a reasonable amount of time from the date of notice to cure the violation (the deadline) by the Board of Directors.

Member will be given 30 days from receipt of notice to request a hearing before the Board.

If the violation is not cured within 30 days, and the owner does not request a hearing within 30 days, a fine will be levied for each day the violation exists after the deadline to cure the violation.

If the owner requests a hearing within 30 days, and the violation stands, a fine will be levied for each day the violation exists after the deadline.

If the violation is not cured within 10 days after the hearing, the matter will be referred to the Association's attorney.

Same Violation -- Subsequent Occurrence Within Six Months of First Occurrence

Send violation notice to Member.

Member will be given 30 days from receipt of notice to request a hearing before the Board.

A fine will be levied for each day the violation exists after the date of the notice.

If the violation is not cured within 30 days from the date of notice, the matter will be referred to the Association's attorney.

Same Violation -- Subsequent Occurrence Later Than Six Months of First Occurrence

Send violation notice to Member via certified mail return receipt requested.

Member will be given a reasonable amount of time from the date of notice to cure the violation (the deadline) by the Board of Directors.

Member will be given 30 days from receipt of notice to request a hearing before the Board.

If the violation is not cured within 30 days, and the owner does not request a hearing within 30 days, a fine will be levied for each day the violation exists after the deadline to cure the violation.

If the owner requests a hearing within 30 days, and the violation stands, a fine will be levied for each day the violation exists after the deadline.

If the violation is not cured within 10 days after the hearing, the matter will be referred to the Association's attorney.