

CROOKED CREEK WEST HOMEOWNERS ASSOCIATION, INC.

RESOLUTION ADOPTING A COLLECTION POLICY

COMES NOW the Crooked Creek West Homeowners Association, Inc. (the "Association"), by its Board of Directors, on this Thursday the 20th of December, 2025, and states as follows:

WITNESSETH THAT:

WHEREAS, the residential community commonly known as Crooked Creek Heights West, was established upon the recording of certain documents with the Office of the Recorder for Marion County, Indiana; and

WHEREAS, the Crooked Creek Heights West community is subject to covenants that run with the land, namely the Plat Covenants for Crooked Creek Heights West Section I, the Plat Covenants for Crooked Creek Heights West Section II, the Amendment to the Plat Covenants, and the Articles of Incorporation, By-Laws Crooked Creek West Homeowners Association, Inc; and

WHEREAS, the Plat Covenants provide that all Owners of property located within the Association are required to pay assessments; and

NOW, THEREFORE, BE IT RESOLVED, in accordance with the provisions of the Declaration and Bylaws, the Board of Directors, pursuant to its duty to exercise business judgment and reasonableness in the collection of assessments, adopts the following procedures for the collection of assessments:

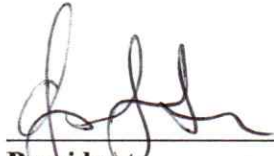
1. The Association's assessments shall be collected annually. The assessment is due on December 31st of the calendar year.
2. The assessment shall be paid within thirty (30) days of the due date; otherwise, the account will become delinquent.
3. **Reminder Notice:** Each account that becomes delinquent shall be issued a "Reminder Notice" requiring full payment of the annual assessment within fifteen (15) days from the date of the Notice.
4. **Late Fee:** The annual assessment that becomes delinquent (*i.e.*, more than fifteen days past due) shall be grounds for levying a \$15 late fee against the applicable account.
5. **Final Notice:** Each Delinquent account that remains delinquent for fifteen (15) days after issuance of the Reminder Notice shall be issued a "Final Notice." The Final Notice will require full payment of the annual assessment due, plus the applicable late fees, within

thirty (30) days from the date of the Notice. Delinquent accounts that are not paid or resolved within thirty (30) days of the issuance of the Final Notice may, at the discretion of the Board of Directors, be turned over to the Association's attorney for collections.

6. **Attorneys' Fees, Collection Fees, and Court Costs:** The Association is entitled to recover any attorneys' fees, court costs, and expenses incurred in the collection of a delinquent account. Each Owner shall be responsible for all attorneys' fees, collection fees, court costs, and expenses incurred on their account as a result of the Delinquency.
7. **Interest:** Each Delinquent account shall incur and bear interest at a rate of 10% *per annum* from the due date.
8. **Future Notices:** Any account that is turned over to the Association's attorney for collections may not be issued any further notices pursuant to this Collection Policy while the Association's attorney is handling the account. This includes the Reminder and Final Notices for a subsequent calendar year that was not previously turned over to the attorney. Failure to send a Reminder or Final Notice pursuant to this section shall not waive the Owner's personal responsibility to pay the assessment, plus any applicable late fees, collection costs, attorneys' fees, and expenses of collection.

[End of the Collection Policy]


CROOKED CREEK WEST HOMEOWNERS ASSOCIATION, INC.



President

11/23 - 2025
Date

SOREN HJORTH
Printed Name of Director



Vice President


11/23/2025
Date

Printed Name of Director

Elyse Bernstein
Treasurer

11/23/2025
Date

Elyse Bernstein
Printed Name of Director



Secretary

11/23/2025
Date

Tonya L. GLASPIE
Printed Name of Director