

Town Homes at Red Rock Meadows

Late and Non-Payment of Annual Dues

I. Policy

A. Goal: The Association, through its Board of Directors (BOD), may establish and amend rules, regulations, so as to conduct all functions necessary to operate a townhome owners association. These include but not limited to, the ability to assess fines and interest charges, in order to address any unpaid and/or delinquent accounts. This effects the HOA membership; whereas, "Members in Good Standing" are those homeowners who are current (no more than 60 days) with their dues and have no unresolved Covenant violations.

B. Authority: It is recognized that the BOD reserves the authority to set and issue fines upon a Lot and/or Owner for non-compliance with the existing Covenants. The Association shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration.

II. Procedures

A. Invoice:

The Treasurer shall be responsible for the issuance of any invoice pertaining to the business of the Association. The invoice must outline a description of a specific Violation and/or related issue. This shall further include the financial amount and the specific date payment is due as indicated on the invoice.

Furthermore, the Treasurer oversees the ACH Auto Payment (monthly) cash management program, which is accepted and recommended by the BOD. See attached: ACH Payment form.

III. Late/Non-Payment

A. Late Fee - \$25.00:

Any invoice which payment has not been rendered and received **on** or **before** the specific due date as indicated on the invoice shall be assessed a fee of twenty-five dollars (\$25.00) defined as a Late Fee.

B. Non-Payment of Assessment - excess 30 days:

Any assessment not paid within thirty (30) days after the due date, shall be charged interest of 10% per annum, upon unpaid judgments and/or assessments. The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the property. This includes, but not limited to, attorney's fees and other costs associated with collection of dues to all accounts that are delinquent.

C. Non-Payment of Assessment - excess 90 days:

Any assessment not paid within ninety (90) days, may cause the BOD to initiate a referral to legal counsel for civil remedies. The BOD has the authority and responsibility to foreclose a lien against any property, or bring other legal action against the owner personally obligated to pay the same, for any assessments that are 90 days or more past due. This includes, but not limited to, attorney's fees and other costs associated with collection of dues to all accounts that are delinquent.