

## DELINQUENT DUES COLLECTION POLICY

10-04

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The following policy is designed to protect the Grand Villa Association for the collection of delinquent dues owed. It is also designed to provide homeowners with a framework for resolving any issues including financial or personal, which affect their ability to pay dues in a timely fashion. It is not designed to be punitive to the homeowner. A homeowner would be provided the opportunity at any point in the process to contact the management company or the Board of Directors to discuss options for resolution of a delinquent account. All options must be approved by the Board of Directors. Payment plans, which allow a homeowner to bring their account current will always be considered and any payment plan will be in writing and signed by all parties. Failure to adhere to the payment plan will result in the Board's ability to move forward with legal action.

The following steps would be taken in cases of delinquent accounts.

### Step 1

Dues delinquent over 30 days – Homeowner will receive a phone call from the management company reminding them that dues are delinquent and a 14% late charge will be added to the homeowner's account each month there is an outstanding balance.

### Step 2

Dues delinquent over 60 days – Homeowner will receive a letter from the management company requesting payment within 2 weeks.

### Step 3

Dues delinquent over 90 days – Homeowner will receive letter from attorney requesting payment with notice that a lien will be placed on the property within 30 days. Any attorney fees/lien filing costs will be the responsibility of the homeowner and will be added to the homeowner's account balance.

### Step 4

Dues delinquent over 120 days – Lien will be placed on property and legal options will be explored for collection. Foreclosure procedures will be pursued if delinquent dues total a minimum of \$1,000. Any attorney fees/lien filing costs will be the responsibility of the homeowner and will be added to the homeowner's account balance.

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John Ryan  
JOHN RYAN, President

Connie J. Kriegler  
CONNIE KRIEGLER, Vice  
President

Kevin McCroden  
KEVIN McCRODEN

Linda Gehrig  
LINDA GEHRIG, Secretary

David Forss  
DAVID FORSS



State of Nebraska  
County of Sarpy

The foregoing instrument was sworn to and executed before me this 9<sup>th</sup> day of March, 2005 by John Ryan, Connie Kriegler, Kevin McCroden, Linda Gehrig, and David Forss, Board members Grandvilla Condominium Association.

Kathryn Bethel  
NOTARY PUBLIC  
My Commission expires: May 24, 2008

RECORDED NOTE : Indexed in Grand villa of La Vista  
condominium Regime I - 04-04-05 a.e.

I hereby attest that the attached documents are a true and valid copy of the Grand Villa of LaVista Condominium Association Annual Meeting minutes for November 9, 2005 which documents the vote of the majority of the homeowners approving the amendment to the Declaration for the Delinquent Dues Collection Policy.

I certify that the vote was cast per the recorded Declarations and that the attached Delinquent Dues Collection Policy is a true and valid copy notarized by the Board of Directors.

Legal Address: Lot 230; ParkView Heights, 2nd Addition;  
Units 1-32 Grand Villa of La Vista Condominium; SCN

*Linda J. Gehrig* 3-16-05  
Linda Gehrig, Association Secretary  
Grand Villa of LaVista Condominium

State of Nebraska  
County of Sarpy

The foregoing instrument was sworn to and executed before me this 16<sup>th</sup> day of March, 2005 by Linda Gehrig, Secretary.



*Kathryn M. Bethel*  
NOTARY PUBLIC

My Commission expires 5-24-08

FILED SARPY CO. NE.  
INSTRUMENT NUMBER  
2005-10241

2005 APR -4 A 11:33 AM

*Glenn J. Dowling*  
REGISTER OF DEEDS

COUNTER UN C.E. RS  
VERIFY AG D.E. RS  
PROOF P  
FEES \$ 36.50  
CHECK# 1168 & 1169  
CHG \_\_\_\_\_ CASH \_\_\_\_\_  
REFUND \_\_\_\_\_ CREDIT \_\_\_\_\_  
SHORT \_\_\_\_\_ NCR \_\_\_\_\_

R+R KC Bethel c/o  
Midlands Real Estate  
11535 South 36<sup>th</sup> St.  
4 10174 No. 4410 A 11114 N 11114 C 22

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PC HAWTHORNE Sep. 25. 2012 9:11AM