

Copperfields Homeowners Association

COLLECTIONS POLICY

The Copperfields Homeowners Association is required under the neighborhood Bylaws and Declarations of Covenants to collect annual assessments from each homeowner. These assessments are collected uniformly.

Assessments are payable on the 1st of the year. If an assessment is not paid by April 1st of the same year, such assessments shall bear interest at the rate of 16% per annum (or the highest rate permitted by law, whichever is lower) from the delinquency date.

In the unfortunate event that a homeowner becomes severely delinquent, it becomes necessary for the Association to enforce the collection of these assessments.

The Steps of Delinquency and Collections

The following uniform set of rules should be unemotionally applied.

| Dates of Action | Actions |
|------------------------|--|
| 4/1/20xx | The account is considered past due. Statement is sent to the Homeowner and the unpaid balance will begin to bear interest. Statements will continue to be sent on a regular basis until balance is collected. |
| 12/1/20xx | The account is considered past due. A Final Notice of Balance Due will be sent to the Homeowner. The Homeowner will be given until 12/31/20xx to satisfy the balance in its entirety or be subject to having a lien filed on the property. |
| 1/1/20xx | The account is now considered seriously delinquent, and a lien will be filed on property. |

Once the account is past due for a full year, a lien is filed, and a notice is sent to the homeowner. The amount of the lien will include dues, interest charges, attorney fees, and lien fees, as agreed upon by the board. Currently the attorney fees are \$125.00 to file the lien and \$125.00 to remove the lien. These costs are a current estimate based upon a fair market price, these prices are subject to change without advanced notice. The full amount of dues including the interest charges, and attorney fees related to filing the lien are required to be paid in full prior to the release of any lien.