

...Dues policy

Adopted by the board October 21, 1994 and Amended on January 1, 2018

001 Full payment of dues is due upon receipt of the Statement from the Association and no later than the last day of the month the payment is due. Should dues not be received in full by the last day of the month in which the payment is due, the payment (or any portion thereof) will be considered a late payment. To account for administrative expenses the Board will assess fees to late payments as follows:

A flat monthly fee of \$5.00, beginning on the first of the month and each month following the first late payment. This fee will be assessed monthly until dues including any applicable late fees are paid in full.

002 All homeowners, their children, family and guests are barred from using the pool, tennis courts, parks, boat dock and other community facilities (including during official neighborhood activities) if any portion of the homeowners' dues, including applicable late fees, remain unpaid by the first of the month following three (3) months from the first late payment and until all dues are paid in full including any applicable late fees.

003 The Board may place a lien upon the property of any delinquent homeowner. For any owner who falls two dues assessments behind, the Board may place a lien upon the property the month following the second late dues assessment if dues and any applicable late fees have not been paid in full. The Lien will be released when the dues and any applicable late fees are paid in full together with applicable attorney fees plus a fee of \$100.00 for the costs of registration of the Lien and its release.

004 ...(B) No warning need be given prior to the taking of this action. The suit will be dismissed if the outstanding dues including any applicable late fees are paid in full together with any applicable attorney's fees plus a fee in the amount of \$100.00 for the costs of registration of the lien and its release.