

Policy for Enforcing Lien Rights

Assessments are due and payable in monthly installments on the first day of each month. Any assessment not paid when due shall be deemed delinquent.

Assessments will be delinquent fifteen (15) days after the due date. The late charge will be 10% of the delinquent assessment or \$10.00, whichever is greater. The late charge will be assessed fifteen (15) days after the due date. Interest charges, not to exceed 10% per annum, will be assessed thirty (30) days after the due date. Additionally, delinquent owners will be charged for all costs and fees (including all attorney's fees) incurred in the collection of any delinquent balance.

Forty five (45) days after the due date, a Notice of Intent to file a Notice of Assessment Lien will be sent to delinquent homeowners. Twenty (20) days after the Notice of Intent to file a Notice of Assessment Lien had been sent, the Association will request the Association's attorney or accounting firm to prepare and record the Notice of Assessment Lien in the County Recorder's Office. If payment is still not forthcoming after thirty (30) days following the filing of the Notice of Assessment Lien, a Notice of Default will be recorded.

If payment is still not forthcoming after ninety (90) days following the filing of the Notice of Default, the subject property will be posted with a Notice of Trustee's Sale. Notice of the sale will also be published in a newspaper of general circulation. After twenty (20) days of publication, the property will be sold at a foreclosure sale.

Former delinquent owners remain personally liable for the delinquent assessments which accrued during their ownership. The Board will proceed against those individuals by way of lawsuit.