

The Springs Homeowners Association

RESOLUTION FOR UNIFORM DELINQUENCY POLICY

Whereas, The Declarations of Restrictions, Article III and The ByLaws, Article VII of The Springs Homeowners Association provide for the assessment and collection of an annual fee for the care and maintenance of common areas,

Whereas, the aforementioned Documents provide for a minimum thirty (30) day notice/grace period for payment of assessment, before late fee or consideration for referral to attorney.

Whereas, the Springs Board provides additional opportunity for any member with financial concerns or difficulty to make special arrangements, acceptable to the Board during the thirty (30) day grace period,

Whereas, a few homeowners have abused or attempted to abuse this process,

Whereas, the Board has a fiduciary responsibility to insure uniform application of all rules and regulations,

BE IT THEREFORE RESOLVED THAT:

Any homeowner who has neither paid in full, nor made acceptable arrangements for installment payments by end of date due, shall be considered delinquent.

Any homeowner who has not paid in full by end of date due shall be assessed a late fee.

Any homeowner who continues to be delinquent beyond the initial thirty (30) days, and is not participating in a special arrangement, shall receive at least one additional past due notice, with reference that it may be referred to attorney without further notice.

Any homeowner who continues to be delinquent for ninety (90) days, and is not participating in a special arrangement, shall be referred to attorney, without further notice.

Subscribed to, and adopted, this date as evidenced by the President and Secretary signatures affixed hereto this ____ day of March 2018.

