

A covenant to pay assessments is imposed on all homeowners under the CC&Rs. Set forth herein are the Association's policies and procedures for enforcing the assessment covenant.

BILLING: The HOA does not provide regular billing. Instead, the assessment rate is set annually through the adoption of a budget. Prior to January 1st, a notice of assessment is sent to owners with a copy of the budget. Shortly following, a book of payment remittance coupons is mailed to all homeowners that are not enrolled in AutoPay. Homeowners that are enrolled in Portal AutoPay will not receive a coupon book. Assessments shall be due and payable upon receipt of notice without further invoicing. In the event that an additional (special) assessment is levied, the Association will follow the same process to notify affected owners of the rate, frequency and due date but no additional invoicing is sent beyond the notice of assessment.

PARTIAL PAYMENTS: Partial payments shall be applied to charges in the following order unless specifically designated otherwise: 1. Assessments; 2. Late Fees; 3. Fines and Penalties; 4. Attorney's Fees.

DUE DATE: Unless otherwise specified by the Board, assessments are due on the 1st of each month and are considered late if not received by the end of the month. Assessments that remain unpaid after the 30 day grace period will incur penalties as follows:

LATE FEE	INTEREST	RETURNED CHECK FEE
\$25.00	15% per Annum	\$40.00

COLLECTION & LIEN RIGHTS: Each unpaid assessment shall constitute a lien on the respective real property prior and superior to all other liens except as required by law. Upon failure to pay assessments, said lien may be enforced by foreclosure and sale by the Association, its attorney, or any other person authorized to make the sale. Further, the association reserves the right to refer any homeowner delinquent in the payment of assessments to a third party collection agency, which may levy its own fees and interest in addition to that assessed by the Association.

If such actions become necessary, all fees and costs incurred in the Association's efforts to collect will be assessed to the homeowner, including but not limited to the following assessments:

PAST DUE	ASSESSMENT	ACTION TAKEN
60 days	\$50.00	Notice of Intent to Lien is sent.
\$500 and 90 days	\$135.00	Lien is recorded.
180 days	\$150.00	3rd Party Collection referral or Foreclosure initiated.