

FOLSOM LAKE ESTATES HOMEOWNERS ASSOCIATION  
DELINQUENT ASSESSMENT COLLECTION POLICY STATEMENT

1. The Homeowners Association annual assessment of \$350 is due on the first (1<sup>st</sup>) day of February. If payment is not postmarked by February 1, then the annual fee of \$350.00, plus a 10% late fee, for a total of \$385.00, will be due by May 1. Payment received without the late fee will be tracked, and the unpaid fee will be added to the amount owed in the member's next annual assessment. A 10% penalty fee will be added to the annual assessment on a yearly basis until paid in full.
2. At the option of the Association, interest shall be due on all such amounts, once due and unpaid for thirty (30) days, at the rate of twelve percent (12%) per annum.
3. If any portion of any such assessment, late charge, interest, or cost of collection remains unpaid by the first (1<sup>st</sup>) day of May, which is ninety (90) days after the original due date, a "Letter of Intent" to file a Notice of Delinquent Assessment ("Lien") will be prepared and sent to the record owner(s). Please be advised that the Association has the right to collect all reasonable costs of collection. An additional penalty fee of \$300.00 will be added to the amount owed by the record owner(s), along with any other costs related to the filing of a lien.
4. All such amounts, and all other assessments and related charges thereafter due to the Association until all such amounts are paid, must be paid in full and the Association shall not be required to accept any partial or installment payments from the date of the institution of an action to enforce the payment of delinquent amounts to the time that all such amounts are paid in full.
5. All payments received by the Association, regardless of the amount paid, will be directed to the oldest assessment balances first, until which time all assessment balances are paid, and then to late charges, interest and costs of collection unless otherwise specified by written agreement.
6. The Association shall charge a "returned check charge" of twenty-five dollars (\$25.00) for all checks returned as "non-negotiable," "insufficient funds," or any other reason.
7. All above-referenced notices will be mailed to the record owner(s) at the last known mailing address and secondary address provided in writing to the Association by such owner(s).
8. The mailing address for overnight payment of assessments is the same as that for routine assessment payments unless otherwise noted.
9. The Board of Directors of the Association may revise this policy, either generally or on a case-by-case basis, if it finds good cause to do so.