

Southlight Homeowners Association

HOA Collection Policy per Colorado HB13-1276, SB05-100

DUE DATE:

The 1st of the month based on chosen payment method (monthly, semi-annually or annually)

LATE FEES:

Payments made after the 10th of the month will be charged a \$10 late fee for any month that is overdue. Annual and semi-annual payment methods will revert to a monthly basis until re-established.

INTEREST

After the 10th of the month, interest will begin to accrue at 18% per annum.

RETURNED CHECK CHARGES

A \$30 charge will be assessed for any returned check.

INITIAL 30 DAY DEFAULT LETTER & LIEN

- After 30 days of being in default, a letter will be sent stating:
- The total amount due in detail
- The opportunity to to enter a payment plan and instructions for contacting the Association.
- What is required to cure the delinquency
- Failure to pay according to agreement may result in filing of a notice of lien when the outstanding balance reaches \$300, at which time the account will be turned over to an attorney, with the potential of a lawsuit
- Methods of payment will be listed

PAYMENT PLANS

- The amount due may be divided by six (6) and paid over the next six (6) months
- The amount set up for a payment plan will include regular and special assessments, fees, late charges, interest, attorney fees and fines
- The Association is not required to set up a second payment plan
- A payment plan is not required if the owner does not occupy the property or the property is in foreclosure or purchased in foreclosure.

THERE IS NO RESPONSE FROM OWNER AFTER 30 DAYS AND THEREAFTER

- A phone call be made 15 days after the initial 30 day notice was sent.
- A 10 day notice letter will be sent out after the 30 day notice expires
- A second phone call will be made after day 10 notice expires
- A lawsuit will be filed and attorneys fees will be payable by the owner

REQUIREMENTS FOR FORECLOSURE

- The balance due must exceed six months of budgeted common expense assessments
- The board must resolve by a recorded vote to authorize foreclosure.