

HIGH COUNTRY WEST POA COLLECTION POLICY

BE IT RESOLVED THAT THE BOARD OF DIRECTORS FOR THE ASSOCIATION HAS ADOPTED THIS DELINQUENCY POLICY IN ACCORDANCE WITH THE LEGAL DOCUMENTS (DECLARATION OF CC&R'S) GOVERNING THE ASSOCIATION:

\$26 MINIMUM FEE FOR NSF OR RETURNED CHECKS.

ASSESSMENT DUE DATE:	FIRST DAY OF EACH MONTH
AFTER 30 DAYS:	A MINIMUM \$10 LATE FEE WILL BE APPLIED & INTEREST MAY ACCRUE
AT 60 DAYS PAST DUE:	A "PAY OR LIEN" LETTER WILL BE ISSUED FROM THE ASSOCIATION'S ATTORNEY. (A MINIMUM \$100 FEE WILL BE APPLIED)
AT 90 DAYS PAST DUE:	THE ASSOCIATION'S ATTORNEY WILL BE AUTHORIZED TO FILE A LIEN AGAINST THE PROPERTY. (A MINIMUM \$300 FEE WILL BE APPLIED)
AT 120 DAYS PAST DUE:	THE ASSOCIATION'S ATTORNEY WILL BE AUTHORIZED TO ISSUE A TEN DAY "NOTICE OF FORECLOSURE" PROCEEDINGS TO BEGIN. (A MINIMUM \$100 FEE WILL BE APPLIED)
AT 130 DAYS PAST DUE:	THE ASSOCIATION'S ATTORNEY WILL BE AUTHORIZED TO START FORECLOSURE OR FILE A PERSONAL LAWSUIT AGAINST THE PROPERTY/OWNER. (ANY/ALL FEES INCURRED WILL BE APPLIED TO THE ACCOUNT)

THE BOARD MAY EMPLOY THE USE OF A COLLECTION AGENCY TO COLLECT DELINQUENT ASSESSMENTS. THE OWNER WILL BE CHARGED FOR ANY FEES INCURRED. THE BOARD IS NOT OBLIGATED TO NOTIFY THE OWNER IF DELINQUENT ACCOUNT IS TURNED OVER TO A COLLECTION AGENCY.

UNPAID ASSESSMENTS BECOME PAST DUE IF NOT POSTMARKED BY THE LAST DAY OF THE MONTH FOR WHICH IT IS DUE. ANY PAYMENTS RECEIVED ARE APPLIED FIRST TO THE DELINQUENT ASSESSMENT, THEN TO LATE FEES, LEGAL & COLLECTION FEES, INTEREST, FINES AND ANY OTHER FEES DUE. THE ACCOUNT WILL NOT BE CONSIDERED PAID IN FULL UNTIL ALL FISCAL OBLIGATIONS ARE MET.

PAYMENT UNDER PROTEST: PROPERTY OWNERS WHO CONTEST THE AMOUNT OWED MUST CONTACT THE ACCOUNTING DEPARTMENT (760) 751-5444 FOR SPECIFIC INSTRUCTIONS. NO MEMBER MAY WAIVE, SUSPEND OR ESCAPE LIABILITY FOR THE FEES AND ASSESSMENTS BY NON-USE OF THE COMMON AREA OR ABANDONMENT OF HIS PROPERTY.

STATEMENTS AND OR COUPON BOOKS MAY BE PROVIDED AS A COURTESY AND ARE NOT REQUIRED BY THE COMMUNITY DOCUMENTS. NOT RECEIVING A STATEMENT OR A COUPON BOOK DOES NOT CONSTITUTE WAIVING OF THE COLLECTION POLICY

Updated: 4/13/11