

Resolution V

FALLBROOK AT LANSBROOK HOMEOWNERS ASSOCIATION, INC. COLLECTION POLICY

BACKGROUND:

The Board of Directors of the Association is charged with the responsibility of collecting assessments for common expenses from homeowners pursuant to the Governing Documents; and

From time to time homeowners become delinquent in their payments of these Assessments and fail to respond to the demands from the Board to bring their accounts current; and

The Board deems it to be in the best interest of the Association to adopt a uniform and systematic procedure for dealing with delinquent accounts in a timely manner, and further believes it to be in the best interest of the Association to refer these accounts promptly to an attorney for collection so as to minimize the Association's loss of assessment revenue; and

The Board has retained the Association's attorneys for their experience on representing homeowners associations in collection matters, and the Board has directed the Association's attorneys to represent the Association on the terms outlined in this resolution. The Association's attorneys shall pursue all collection and other matters which the Board, acting through the managing agent, may from time to time refer to them and to provide any advice and counsel which the Board may from time to time require.

PROCEDURE STEPS:

Pursuant to the Governing Documents, any assessment account which is not paid in full as of 30 (30) days after the due date set by the Board from time to time shall bear interest at the rate of eighteen percent (18%) per annum. The first delinquent notice to the homeowner shall be sent by the managing agent.

The managing agent is directed to send to any homeowner who is more than thirty (30) days delinquent in the payment of regular or special assessments or other charges authorized by the Association's Governing Documents or state statutes (hereinafter referred to as "Assessments") a written notice of the delinquent balance and a request for immediate payment; and

The managing agent, per the Board of Directors, is directed to have the Association's attorney take formal legal proceedings against the owner, by first sending the statutorily required forty-five (45) day to lien to foreclose notice, which shall include legal fees and additional collection costs for Association's attorney to send the forty-five (45) day notice to owner.

The attorney is directed to send to any homeowner who remains delinquent, a copy of the claim of lien, together with a written notice stating if the account is not paid in full within forty-five (45) days the lien may be foreclosed.

The attorney will notify the Association of any homeowner who does not pay their account in full by the end of the second 45-day notice period.

The Board of Directors will provide authorization for the Attorney to foreclose the lien via a vote of the Board of Directors at a duly noticed Board meeting. No foreclosure of the lien may proceed without this affirmative vote of the Board of Directors.

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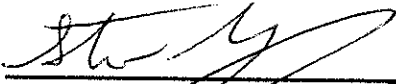
As required by law, any payment received by the Association and accepted shall be applied first to any interest accrued then to any actual costs and reasonable attorney's fees incurred in collection then to late fees incurred and then to the delinquent Assessments.

POLICIES:


The following policies shall apply to all delinquent accounts turned over to the Association's attorneys for collection:

1. All contacts with a delinquent homeowner shall be handled through the Association's attorneys. Neither the managing agent nor any Association officer or director nor member shall discuss the collection of the amount directly with a homeowner after it has been turned over to the Association's attorneys unless one of the Association's attorneys is present or has consented to the contact.
2. All sums collected on a delinquent account shall be remitted to the Association in care of the Association's attorneys until the account has been brought current, unless otherwise agreed to by counsel on behalf of the Board of Directors, and management.
3. The Association's attorneys' legal fees and actual costs shall be assessed against each delinquent parcel and its owner when the account is turned over to the Association's attorneys for collection.

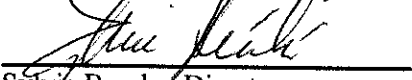
IN WITNESS WHEREOF, the Board of Directors has approved the provisions hereof on November 13, 2014, at a duly called meeting of the Board at which a quorum was present.



Steve Sharp, President




Dean McSpadden, Secretary



Sylvie Berube, Director

Mike Nash, Treasurer



Randy Fierbaugh, Vice President