

The Falls Village Homeowners Association

Dues Collection Policy and Procedure

Pursuant to C.R.S. §38-33.3-209.5(1)(b)(i) & HB 22-1137

BE IT RESOLVED, that the following policy shall govern the adoption and amendment of the Dues Collection Policy.

1. Scope:

To adopt a procedure and policy to be followed when Owner accounts are not current.

2. Specifics:

The Association shall levy and enforce regular and special assessments which are secured by a continuing lien upon the property against which the assessment is made. By accepting a deed to any lot, each Owner agrees to pay to the Association all the assessments.

Fines assessed for noncompliance of the Association's Governing Documents are due upon notification to the Owner.

In the event an Owner does not occupy their residence but chooses to lease said property, the Owner shall be liable for their Tenants actions. It shall be the Owner's personal obligation to pay to the Association all assessments, fines, fees, or penalties that are levied against the property, whether the cause of the Owner or a Tenant.

The Board of Directors sets assessments annually. These assessments are paid in full, monthly, and for this Association are due the 1st of the month. Statements will be mailed to each Owner prior to the due date but are due regardless of receipt of statement.

If payment is returned due to insufficient funds or any other reason, there will be a \$45.00 NSF fee to cover bank charges and the payment will be considered delinquent.

Payments for assessments and fines not paid within 30 days after the due date are considered delinquent and shall bear penalties/fees from the due date.

Delinquency Timelines, Fees & Fines

- 1. 30 days or more delinquent** - A late fee of \$25.00 will be charged to the Owner's ledger.
 - A general, Postcard Delinquency Alert will be sent to the Owner more than 30 days delinquent to alert them to their delinquency.
 - A fee of \$5.00 shall be charged to the Owner's ledger for the Postcard Delinquency Alert.
- 2. Official Notice of Delinquency.** Three to seven days later, an official Delinquency Notification will be sent to the Owner on record via certified mail and electronic communication or US Mail Service.
 - This notice shall include an offer of repayment to include up to 18 months to repay dues and fines in equal, monthly payments.

Curing: At any time in this process, after the initial Postcard Delinquency Alert, the Owner shall have the right to cure their outstanding balance by setting up a Repayment Plan in equal installments over 18 months.

Costs: All costs associated with collection of a delinquent account by an outside agency other than the management company will be charged to and paid for by the delinquent account.

Liens: All delinquent accounts shall be a lien on the Owner's Lot to which the provisions of section C.R.S. 38-333.3-316, and this Policy applies.

Voting: All voting rights will be suspended during the period in which an Owner's account is delinquent.

Modifications: The Board of Directors may, at their discretion, waive or modify these procedures based upon facts presented to them by the Owner of the outstanding account.

Definitions:

Unless otherwise defined in this Resolution, initially capitalized or terms defined in the Declaration shall have the same meaning therein.

Supplement to Law:

The provisions of this Resolution shall be in addition to and in supplement of the terms and provisions of the Declaration and the law of the State of Colorado governing the Project.

Deviations:

The Board may deviate from the procedures set forth in this Resolution if in its sole discretion such deviation is reasonable under the circumstances.

Amendment:

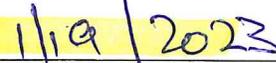
The Board of Directors may amend this procedure from time to time.

President's Certification: The undersigned, being the President of the Association and/or its duly elected Director, certifies that the Board of Directors of the Association adopted the foregoing resolution and in witness thereof, the undersigned has subscribed his/her name.

The Falls Village Homeowners Association



President



Effective Date