VILLAGE AT UNION MILLS
HOMEOWNER ASSOCIATION

Delinquency and Collection Policy
Effective April 1, 2017

In accordance with the Declaration of Covenants, Conditions, and Restrictions; Sections 11 and 12, Assessments and Remedies - the Board of Directors has approved the establishment of a Delinquency and Collection policy, July 7, 2009; revised the policy March 13, 2017, effective April 1, 2017. This policy is being put into place to encourage homeowners to submit timely payment of their assessments, in order that the business affairs of the Association can be conducted in a timely and responsible manner. All costs paid by the Association in the collection of late assessments will be billed back to individual homeowners and are subject to lien and collection action.

Late Charges
Any assessment not paid within 30 days of the due date of the invoice will be considered late and will receive a late charge in the amount of $50.00.

Delinquency Notices
If any invoice is not paid within 30 days of the due date, the owner will be sent a Notice of Delinquent Assessment, requesting payment within 15 days of the date of the letter and indicating the amount of outstanding invoices and other charges.

Intent to Lien and/or Collection Notice
If any invoice is not paid by the 15 days noted in the Notice of Delinquent Assessment, a second letter will be sent to the owner, indicating that a lien will be filed on the unit, and/or collection proceedings will be established within 15 days of the date of the second letter. This letter is sent "Certified-Return Receipt Requested" and additional charges will be assessed to cover the cost of the letter and mailing.

****Lien Filing and Collections**
If payment is not received by the due date of the Intent to Lien/Collection Notice, then a letter is sent to:

- The Association's attorney, requesting that a lien be placed on the account, and/or
- A Collection Company to initiate collection proceedings on the account/owner.

At that time, charges for legal fees, filing fees, processing fees, and collection fees will be placed on the account. A copy of the recorded lien document is sent to the owner when received from the attorney. Additional charges for interest and processing fees may be charged at that time. Any unpaid charges may be reported to credit companies.

Fee Schedule

Action	Days Delinquent	Days to Comply	Charges*
Late Charge	30	30	$50.00
Delinquent Notice	60	15	$75.00
Intent to Lien\Collection Notice	75	15	$100.00
**Lien Filing	90	0	$385.00
**Transfer to Collections	90	0	$100.00

In addition to late charges and collection costs, interest will be charged on unpaid assessments at the highest amount permitted by law. *All charges are subject to change without notice.

Damian Gates

Damian Gates, President

Burgandy Poynter, Secretary