

RESOLUTION OF THE BOARD OF DIRECTORS OF
THE VILLAGES OF CREEKSIDE HOMEOWNERS ASSOCIATION

ON THIS 19th day of July, 2021 the Board of Directors of
(the "Board") adopts the following policy:

WHEREAS the Association has a Declaration, Bylaws, and Rules and Regulations, and,
WHEREAS Declaration, Section 5.08 states: If the assessment is not paid within thirty (30) days after the delinquency date, the assessment shall bear interest from the date of delinquency at the rate of eighteen (18) percent per annum, and the Association may bring an action at law against the Owner personally obligated to pay the same or to foreclose the lien against the property, and there shall be added to the amount of such assessment the costs of preparing and filing the complaint in such action, and in the event a judgment is obtained, such judgment shall include interest on the assessment as above provided and a reasonable attorney's fee to be fixed by the Court together with the costs of the action.

WHEREAS the Uniform Planned Community Act specifies how to enforce the Declaration, Bylaws, and Rules and Regulations,

NOW, THEREFORE, BE IT RESOLVED THAT, effective October 1, 2021,
the Association will adopt the following procedure for the adjustment of the late charge:

- A. In order to ensure prompt payment of any assessment due on the 1st day of the month of each calendar quarter, the board has adopted a flat late fee of \$35.00 per month if payment is not received within seven (7) days after it is due. The late fee of \$35.00 will continue to be charged on the seventh (7th) day of each subsequent month until the payment is made.
- B. Except as may be authorized or directed by the Board from time-to-time, all payments made by Owners, including payments made after the due date established by the Board will be credited against the Owner's account in the following order:
 - Late fees: then
 - Costs of Collections including court costs and attorneys' fees; then
 - Any fines, charges, or other expenses that may be due; then
 - Delinquent assessments; then
 - Any assessment currently due.
- C. As provided by the Governing Documents and the Pennsylvania Uniform Planned Community Act, all expenses incurred by the Association for collection of a

delinquent account are the responsibility of the Unit Owner and will be assessed against such unit owner automatically. These include legal fees, court costs, late fees, Non-Sufficient Funds (NSF) fees and others.

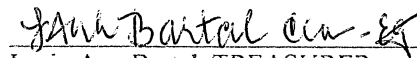
- D. Post marks will not be effective as a payment receipt date as online and autopay options are available. Payments must arrive at the lockbox in Arizona by the 7th of the month in which the payment is due. Any payment received after the 7th of the month will be considered late. If the 7th day of the month falls on a Saturday, Sunday or a holiday, this deadline will be extended until the next business day.
- E. When an account is delinquent past the seventh (7th) day for the quarter in which it is due, a notice will be sent to the Unit Owner via email if the unit owner has an email address on their account, or at the mailing address on the records of the Association advising the Unit Owner of their delinquent account, requesting payment and HOA privileges will be suspended. If full payment is not received within thirty (30) days of the due date, a second letter will be sent in the same manner and if full payment has still not been received within sixty (60) days of the due date, a Final Warning letter will be mailed via First Class and certified mail advising that the account will be placed for collection if it is not resolved within thirty (30) days. A copy of this letter may be sent to the Mortgagee, if known.
- F. If the balance is not satisfactorily resolved within the thirty (30) days following the third letter, the account will be referred to the Association's attorney for further handling and collection, including a lawsuit. Legal action on a delinquent account may result in a judgment against the Unit Owner, a Sheriff's Sale of real estate or personal property and/or garnishment of bank accounts or other debts or assets.

APPROVED:

Date: 7-20-21



Christopher Gaughan, PRESIDENT



Lorie-Ann Bartal, TREASURER