

COLLECTIONS POLICY
KINGS GREENS AT MAJESTIC CONDOMINIUM ASSOCIATION, INC.

This establishes a uniform procedure for use by the Association and its manager and/or accounting firm during efforts to collect delinquent Owner fees. Voted by the Board of Directors at its meeting on

January 21, 2021.

1. Unit Owners will be billed by the Association on a quarterly basis for one-fourth of their annual share of the operating and reserves expenses, according to the adopted annual budgets.
2. Payment of quarterly fees by Unit Owners is due no later than the first day of each quarter.
3. As a courtesy, a reminder letter may be sent by the Manager and/or Accounting Firm to Unit Owners from whom payment has not been received within ten (10) days of the required due date. This reminder will be sent to the owner's address in the official records of the Association. The failure of an owner to receive such notice does not invalidate any further collections actions, this reminder letter may be sent strictly as a courtesy.
4. A late fee of the greater of twenty-five dollars (\$25) or 5% of the assessment will be added to the amount owed if not paid within ten (10) days of the due date. Interest will be calculated at 18%. (*Declaration Section 14.B*).
5. As a further courtesy, prior to turnover to counsel, the Association and/or its Manager and/or Accounting Firm may, but are not required to, contact the delinquent Unit Owner via phone and /or email.
6. If payment is not received within 30 days from the date of the courtesy letter, delinquencies will be turned over to legal counsel for collection. Collections efforts may include a pre-lien letter, a lien being placed on a delinquent Unit Owner's unit and foreclosure of that lien. Once the account has been forwarded to the attorney, all communications must be handled by the attorney.
7. Unit Owners will be subject to paying attorney fees and costs incurred by the Association during its collection efforts. Florida law and the Association's Governing Documents require that any payment received shall be applied in the following order: first to any interest accrued by the Association, then to any administrative late fee, then to any costs and reasonable attorney's fees incurred in collection, and then to the oldest delinquent assessment. (*Florida Statutes Section 718.116 and Declaration of Condominium Section 14.B*.)
8. The Association also has the right, but not the obligation, to accelerate the remainder of the fiscal year's assessments with notice to the owner of default and upon recording of a claim of lien.
9. The Association further has the right to collect any rental income on the Unit directly from the tenants, to satisfy delinquent amounts due to the Association, pursuant to Florida Statutes Chapter 718. Unit Owners may not rent their Unit and the Association has the right to deny an application for rental if any monetary amounts are owed to the Association (*Declaration Section 19.B*). In addition, Unit Owners are not eligible to be candidates for the Board of Directors if monetary amounts are owed to the Association (*Florida Statutes Sec. 718.112(2)(d)2.*).

Adopted: 1/21/2021