

Raintree Greens Homeowners Association Board Resolution

Delinquency Policy

WHEREAS, the Board of Directors of Raintree Greens Homeowners Association is empowered to govern the affairs of the Homeowners Association pursuant to Article VI of the Declaration of Covenants, Conditions and Restrictions...

WHEREAS, there is a need to adopt a Collection and Delinquency Policy...

WHEREAS, it is the intent that the Collection and Delinquency Policy and this resolution shall remain in effect until otherwise rescinded, modified, or amended by a majority of the Board of Directors...

NOW, THEREFORE, BE IT RESOLVED THAT the following Collection and Delinquency Policy is hereby adopted by the Board of Directors:

I. Assessments: Each homeowner will be billed monthly HOA assessments, in advance, in the amount of \$290.00 for the 2024 year. Annual & monthly assessments may change per a vote of the Board of Directors.

II. Interest on Delinquent Assessment Charges: Interest shall be calculated at the lesser of 18% per annum or the maximum interest rate permitted under North Carolina law.

III. Delinquent Assessment Charges: Late Fee: For each month that a homeowner is delinquent, homeowner will be charged a Late Fee of \$20 per month and Interest as determined in II. The Board of Directors, may, at its sole discretion, waive all or part of the late fees and interest when the delinquency is remedied.

IV. Delinquency Control Process:

A. For every monthly period the homeowner is delinquent, a Delinquency Notice will be mailed to the homeowner. The Delinquency Notice sequence shall be as follows:

1. 1st Late Notice, Interest plus \$20.00 late fee: 30 days delinquent
2. 2nd Late Notice, Interest plus \$20.00 late fee: 60 days delinquent
3. 15-Day Threat of Lien Demand Letter (TOL), Interest plus \$20.00 late fee: 90 days delinquent

B. If the delinquent assessment remains unpaid after the time frame established in the 15-day letter (TOL) has passed, the Board of Directors authorizes CSI Community Management to:

1. Turn the account over for collection to Association's attorney after the Board's review for the purpose of obtaining a lien against the subject property once the threshold set by the Board is met: **AND**

2. After Board review, request that said Attorney initiate and, if necessary, carry out a foreclosure action against the subject homeowner if delinquent assessment amount remains unpaid after lien has been obtained and the threshold set by the Board for foreclosure is met.
3. The Board's thresholds are as follows:
 - a. Once a property owner is \$750 in arrears then the Association will take action as described in 1 above.
 - b. Once a property owner is \$2,500 in arrears then the Association will take action as described in 2 above.

APPROVED

President: Robert A. Woodard Date: 1/9/2024
Vice President: Frank Minato Date: 1/9/2024
Treasurer: [Signature] Date: 1/9/2024