

**Stonegate Community Association Amended Collection and Compliance Policy**  
**Effective November 2008**

**Assessment Rate Effective January 1, 2009**

The 2009 assessment is \$166 per month and is due on or before the first day of each month. A grace period is provided, but a \$10 late charge is posted on all delinquent accounts on the 16<sup>th</sup> of the month.

Homeowners are notified of the above on their payment coupons (amount due after the 15<sup>th</sup> ~ \$166 + \$10 = \$176 + interest). ***Delinquent assessments shall bear a rate of interest of 12% per annum.***

A homeowner who is delinquent for any amount (i.e., assessments, assessment late charges, SOS charges and fines resulting from CC&R violations, architecture guidelines violations or rule violations) or who fails to communicate with the Association by submitting a written, agreed upon payment schedule per the second month, management is authorized to proceed with the approved collection and collection procedures outlined in the fourth month until the amount is current. Fines are subject to appeal procedures. Assessed fines require payment of monies due and compliance with any requirements relating to any outstanding violation.

**Second Month:** If a homeowner has not made a payment by the 15<sup>th</sup> of the second month, an additional \$10 late charge will be posted on the 16<sup>th</sup>. (Total due \$176 + \$166 + \$10 = \$352 + interest). A demand notice or invoice will be sent with a copy of the Stonegate Community Association Collection and Compliance policy. On the 61<sup>st</sup> day of being delinquent, Access cards and clickers will be deactivated and the homeowner will have to enter through the visitor entrance until the homeowner's account is brought current and any cited violation to the CC&Rs, architectural guidelines and rules are brought into compliance. If reactivated a reactivation charge will be assessed to the homeowner.

**Third Month:** If a homeowner has not made a payment by the 15<sup>th</sup> of the third month, an additional \$10 late charge will be posted on the 16<sup>th</sup>. (Total due \$352 + \$166 + \$10 = \$528 + interest). A letter will be sent requesting payment or contact with the Association to request payment arrangements. Management will use its discretion in enforcing the policy when residents are communicating with the Association in trying to remedy their delinquent accounts or property violations. If a resident fails to comply with an agreed upon payment schedule, management will proceed with collection and compliance policy enforcement.

**Fourth Month:** If a homeowner has not made a payment by the 15<sup>th</sup> of the fourth month, an additional \$10 late charge will be posted on the 16<sup>th</sup>. (Total due \$528 + \$166 + \$10 = \$704 + interest). A demand letter will be sent outlining that the following may occur if no response is received within 10 days:

- ❖ A lien will be filed with the Maricopa County Recorders Office.
- ❖ A \$35.00 recording fee will be assessed.
- ❖ A credit check will be conducted.
- ❖ A negative report can be filed.
- ❖ Notice of suspension of common area usage, including: gate access devices and guest suspension and restrictions.
- ❖ Acceleration of assessments due for the remainder of the year.
- ❖ Notice of possible legal action.

**Fifth Month:** If a homeowner has not made a payment by the 15<sup>th</sup> of the fifth month, an additional \$10 late charge will be posed on the 16<sup>th</sup>. (Total due \$704 + \$166 + \$35 + \$10 + remaining year's assessments + interest and a lien on file). Homeowner is informed that a report has been, or may be filed with Credit Data Southwest and/or other credit reporting agencies.

**Sixth Month:** Initiate any appropriate legal proceedings authorized by the Board in accordance with Stonegate's legal documents. All expenses will be charged to the homeowner.